

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA/MH/INFRA2/549202/2025
Compliance ID	1229093876
Compliance Number(For Tracking)	EC/M/COMPLIANCE/1229093876/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	25-05-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.

ASHDAN DEVELOPERS PRIVATE LIMITED

ADDRESS: SOLITAIRE WORLD LEVEL 8 S NO. 36/1/1, OPPOSITE REGENCY CLASSIC, MUMBAI BANGALORE
HIGHWAY BANER PUNE- 411045, MAHARASHTRA
CIN: U70102PN2006PTC129196; Contact No.: 020 6716 6716

Date: 20.05.2026

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 (October 2025 to March 2026) as per terms & conditions stipulated in Environmental Clearance letter "Integrated Township at Manjari, Wagholi" project at Manjari, Wagholi Tal – Haveli, Dist. Pune.

Ref: Environmental Clearance Letter No. **EC25B3812MH5274692N Dated 08.01.2026.**

Respected Sir,

With reference to the above subject, we are submitting Six monthly compliance report for our project reference to Environmental Clearance letter EC25B3812MH5274692N Dated 08.01.2026.

- 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 M/s. Ashdan Developers Pvt Ltd
And Manjari Housing Projects LLP.**


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	Status
R-1	Completed
R-2	Completed
R-3 + 4	Partial Tower RCC Completed and Finishing work is in Process.
R-5	Completed.
R-6	RCC work is in process.
R-7	Completed
R-8	RCC and Finishing work is in process.
R-9	RCC and Finishing work is in process.
R-10	RCC and Finishing work is in process.
R-11	Not Yet Started
R-12	RCC and Finishing work is in process.
R-14	RCC work is in process.
R-15	RCC completed, Finishing work is in process
R-16	RCC work is in process.
R-17	Construction has not yet started
R-18	Completed
R-19	Completed
R-20	RCC and Finishing work is in process.
R-22	Construction has not yet started
R-23	Construction has not yet started
R-24	Construction has not yet started
U-26	Construction has not yet started
E-01	Construction has not yet started
SH02	Construction has not yet started
SH03	Construction has not yet started
E1	Construction has not yet started
U05 Fire Station	Partial Completed and Finishing work is in process.
SC 01	Construction has not yet started
SC 02	Construction has not yet started

: PART B:
POINTWISE COMPLAINE

Point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. EC25B3812MH5274692N Dated: 08.01.2026 are as follows:

Sr. No	Condition	Status
<u>Specific Conditions:</u>		
<u>SEAC Conditions-</u>		
1	With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.	Noted and 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 and complied.
3	PP to submit the revised PLU as it is currently awaited.	Noted and complied
4	PP to re-work and submit the structural engineers certificate with respect to height and foundation of the building.	Noted and submitted
5	PP to Explore to provide permissible footprints and also to explore to provide EV buses for residents going to the market.	We will explore such possibilities in future
6	PP to submit latest drone image (with date and time) of the plantation site and revised the planting execution plan to include more native and forest species along with ornamental tress.	We have submitted undertaking and plantation status with time and date.
7	FTM drawing for Sector R-23 to be revised and further mitigation measures to be submitted.	Noted and submitted
8	PP to prepare and implementation plan to make proposed project a plastic free zone.	Noted and submitted undertaking for the same.
9	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 proposed water to be used for construction phase should not be drinking water.	Noted and submitted undertaking for the same.
10	PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rule, 2016 amended from time to time.	we will use/ dispose C and D waste though authorized contractors/ Municipal authority/ vender
11	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle	The electric charging facility by providing charging points at

Sr. No	Condition	Status
	Policy, 2021.	suitable places as per Maharashtra Electric Vehicle Policy, 2021. Undertakings regarding same is submitted in SEIAA meeting.
12	PP to ensure to achieve minimum 5% energy saving by using non-conventional energy sources.	Noted and will be complied
SEIAA Conditions:		
1	PP has provided mandatory RG area of 1,05,384 m2 on mother earth without construction. 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 provides 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 as far as possible.
3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted & will be complied
4	Air Quality index monitoring to be ensured. Dust suppression measures shall be implemented. Also considering height of the building. Additionally measures to be ensured.	Noted
5	In view of Electrical Vehicle Policy, 2025, PP to provided electric vehicle D. C. Charger for 20 the number of EV charging in restructuring implementation.	Noted and will be complied as far as possible
6	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
7	SEIAA after deliberation decided to grant EC for FSI-27,59,819 m2, Non FSI- 13,03,071 m2, Total BUA- 40,62,890 m2. (Plan approval No.20.11.2025 Vide No. BHA/CR No. 278/25-26/Mouza Manjari Khurd and Wagholi/S. No. G. No /CTS No. 124 and others, dated- 20.11.2025).	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 vehicles 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	No hazardous waste will be

Sr. No	Condition	Status
	should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	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 referred.	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	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 flow either by use of aerators or pressure-reducing devices or sensor-based control.	This will be complied with at the 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.
13	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
14	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

Sr. No	Condition	Status
		attached as Annexure VIII Ground water will not be used for the project.
15	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
16	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.
17	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	No construction activity will be carried out during the night time as far as possible. Noise & Air monitoring is being carried out as per EMP. Noise Monitoring Reports attached as Annexure VIII.
18	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.	Noted & complied.
19	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.	Noted & complied considering all the environmental practices and stack emissions will be monitored.
20	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.	Noted.
B Operation Phase		
1	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	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

Sr. No	Condition	Status
	recyclable material.	site. Dry waste will be collected by Municipal waste collection vehicles (ghanta-gadi) on a periodic basis.
2	E-waste shall be disposed of through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and shall be disposed of through SWACH Agency.
3	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.	Noted and STP of 17,823 KLD shall be established once the construction is completed on site and will be submitting STP monitoring report before commencement.
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 compiled.
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.
6	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 and exit.
7	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted & will be complied.
8	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 provided at the time of EC, including selection of species

Sr. No	Condition	Status
		and tree density approved
9	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	Environment Management cell has been appointed for construction phase and will be appointed for operation phase
10	Separate funds shall be allocated for the 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
11	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 & complied. Annexure IX
12	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NOGO, if any, from whom suggestion/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.
13	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 for 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/UAN No.0000262872/CE/260300120 4 Attached as Annexure 6.
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. Annexure 5.
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	Noted. Environmental statements are being submitted regularly.
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 imply that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Not applicable
8	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 in the case filed against him, if any or action initiated under EP Act.	Noted.
9	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted
10	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted
11	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted
12	The above stipulations would be enforced among others under	Noted

Sr. No	Condition	Status
	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	
13	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing. Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing. Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Not applicable

PART - C

ANNEXURE 1

DATA SHEET

Part – I
Data Sheet

1	Project type: River-Valley/Mining/Industry/Thermal/Nuclear/Other (specify).	Others (Area and Townships Development projects)
2	Name of the project	“Integrated Township Manjari & Wagholi” by M/s Ashdan Developers Pvt Ltd and Manjari Housing Projects LLP
3	Clearance letter (s)/OM No. and date	No. EC25B3812MH5274692N dated 08/01/2026.
4	Location: a) District (s) b) State (s) c) Location Latitude/Longitude	Manjari, Wagholi Tal – Haveli, Dist. Pune Village Manjari, Wagholi Taluka Haveli, District Pune Maharashtra Longitude 18o 32’38 .83” N Latitude 73o 58’45.61” E
5	Address for correspondence. Address of the Concerned Project Chief Engineer (with Pin Code & telephone/telex/fax numbers)	Mr. Atul Chordia Director M/s M/s Ashdan Developers Pvt Ltd and Manjari Housing Projects LLP Sr. 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 27,59,819 m2. Non FSI 13,03,071 m2 TBUA 40,62,890 m2
	b) Of the Environmental management plans	Environmental management plan submitted at time of EC grant
7	Breakup of the project area.	Total Plot Area – – 8,43,072.00 sq. m. Total Built-up Area – 40,62,890 sq. m.
	a) Submergence area: forest and non- Forest	N. A.
	b) Others	N. A.
8	c) Breakup of the project affected population with enumeration of those losing houses/dwelling units only agricultural land only Both dwelling	N. A.

**“ITP Manjari & Wagholi” by M/s Ashdan Developers Pvt Ltd and Manjari Housing Project LLP.
June 2026**

	units only agricultural land only Both dwelling units & agricultural land & landless laborers/artisans:	
	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	6,691 Crores
	b) Allocation made for environmental management plans with item wise and year wise and break-up	Environment management Cell 3,43,750 Annual cost Environmental Monitoring 8,88,000 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.
	d) Comments on the viability & Sustainability of compensatory Forestation program in the light of actual field experience so far	N. A.

**“ITP Manjari & Wagholi” by M/s Ashdan Developers Pvt Ltd and Manjari Housing Project LLP.
June 2026**

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 I
	a) Date of commencement (Actual &/or planned)	02/02/2011
	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/INFRA2/549202/2025

Government of India

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



Date 08/01/2026



To,

Atul Chordia
ASHDAN DEVELOPERS PRIVATE LIMITED
Solitaire world level 8 Mumbai Bangalore Highway Baner Opposite Regency Classic Pune Maharashtra
, PUNE, MAHARASHTRA, , 411045
ecmanjariwagholi@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/INFRA2/549202/2025 dated 26/08/2025 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.	EC25B3812MH5274692N
(ii) File No.	SIA/MH/INFRA2/549202/2025
(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 Manjari, Wagholi Tal – Haveli, Dist. Pune by M/s. Ashdan Developers Pvt. Ltd and Manjari Housing Projects LLP.
(viii) Name of Company/Organization	ASHDAN DEVELOPERS PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

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. Atul Chordia 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

1. Specific

S. No	EC Conditions
1.1	1. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries. 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 submit the Revised PLU as it is currently awaited. 4. PP to re-work and submit the structural engineer's certificate with respect to height and foundation of the building. 5. PP to explore to provide permissible footpaths and also to explore to provide EV buses for residents going to the market. 6. PP to submit latest drone images (with date and time) of the plantation site and revise the planting execution plan to include more native and forest species along with ornamental trees. 7. FTM drawings for Sector-R23 to be revised and further mitigation measures to be submitted. 8. PP to prepare and implement plan to make proposed project a plastic free zone. 9. 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. 10. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 11. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 12. 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 Manjari, Wagholi Tal – Haveli, Dist. Pune by M/s. Ashdan Developers Pvt. Ltd and Manjari Housing Projects LLP.
b.	Latitude and Longitude of the project site	18.54840160452692, 73.96789906987857 18.54892374208053, 73.96853866569386

S. No.	Particulars	Details	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	69.0796
		Forest Land (B)	0
		Total Land (A+B)	69.0796
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	669100	
g.	EMP Cost (in lacs)	5412	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Not Applicable	Product	0	0	0	NA	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/549202/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/S. Ashdan Developers Pvt. Ltd and Manjari Housing Projects LLP
Manjari, Wagholi Tal – Haveli, Dist. Pune

Subject : Environmental Clearance for Expansion in Proposed Integrated Township at Manjari, Wagholi Tal – Haveli, Dist. Pune by M/s. Ashdan Developers Pvt. Ltd and Manjari Housing Projects LLP.

Reference : Application no. SIA/MH/INFRA2/549202/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 231st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 316th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd December, 2025.

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

1. Proposal Number	SIA/MH/INFRA2/549202/2025	
2. Name of Project	Expansion in Proposed Integrated Township at Manjari, Wagholi Tal – Haveli, Dist. Pune by M/s. Ashdan Developers Pvt. Ltd and Manjari Housing Projects LLP.	
3. Project category	8 (b), B1 as per EIA Notification 2006.	
4. Type of Institution	Private	
5. Project Proponent	Name	Mr. Atul Chordia
	Regd. Office address	S.No. 36/1/1, Solitaire world level 8, Mumbai Bangalore Highway, Baner, Opposite Regency Classic, Pune, Maharashtra.
6. Consultant	Vke Environmental, Pune.	
7. Applied for	Expansion in Environment Clearance	
8. Details of previous EC	Earlier EC received: EC25B3812MH5343428N dated 16/07/2025 6,90,796 Sq.m and restricted to total BUA 29,91,262.45 Sq.m.	
9. Location of the project	Gat No 124 to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 161(P), 162 to 164, 165(P), 166, 168, 169, 169(P), 170, & 194(P), 206, 208(P), 209 Village-Manjri Khurd, Tal. Haveli, Pune, and On Gat No. 1255, Hissa No. 14, 17, 18, 28, 29, 31, 33, 34, 36, 38, 46, 47, 48, 65, 66, 67, 69, 70, 71, 72, 73, 1265, 1267(P), 1269, 1273, 1276 Hissa No. 2, 3, 5, 6, 13, 15, 16, 20, 21, 26, 27, 28, 30, 1A/2, 34, 37, 1276 Hissa no. 39(P), 40, 38 Village-Wagholi, Tal. Haveli, Pune	

10	Latitude and Longitude	Latitude: 18°32'38.83" N Longitude: 73°58'45.61"E			
11	Total Plot Area (m2)	8,43,072.00			
12	Deductions (m2)	NA as Integrated Township Project			
13	Net Plot area (m2)	8,43,072.00			
14	Proposed FSI area (m2)	27,59,819			
15	Proposed non-FSI area (m2)	13,03,071			
16	Proposed TBUA (m2)	40,62,890			
17	TBUA (m2) approved by Planning Authority till date	In Process			
18	Ground coverage (m2) & %	1,84,455 Sqm			
19	Total Project Cost (Rs.) in Cr	6691 cr.			
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration

21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				
	Previous EC / Existing Building		Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration
			Height (m)		
	Sector R1				
	Tower T7	B+St+22 floors	69.90	Tower T7	B+St+22 floors
	Tower T8	B+St+22 floors	69.90	Tower T8	B+St+22 floors
	Tower T9	B+St+22 floors	69.90	Tower T9	B+St+22 floors
	Tower T10	B+St+27 floors	84.90	Tower T10	B+St+27 floors
	Tower T11	B+St+27 floors	84.90	Tower T11	B+St+27 floors
	Tower T12	B+St+27 floors	84.90	Tower T12	B+St+27 floors
	MLC P + Com	G+ 4 floors	17.10	MLCP + Commercial	G+ 4 floors

Reason for Modification / Change

Expansion on Project. Due to architectural change in sectors

merc						
al						
Club House	G	6.7	Club House	G	6.7	
Sector R2						
Tower T1	B+S+22 floors	69.90	Tower T1	B+S+22 floors	69.90	
Tower T2	B+S+ 27 floors	84.90	Tower T2	B+S+ 27 floors	84.90	
Tower T3	B+S+ 27 floors	84.90	Tower T3	B+S+ 27 floors	84.90	
Tower T4	B+S+22 floors	69.90	Tower T4	B+S+22 floors	69.90	
Tower T5	B+S+22 floors	69.90	Tower T5	B+S+22 floors	69.90	
Tower T6	2B+S+27 floors	84.90	Tower T6	2B+S+27 floors	84.90	
Club House	G	7	Club House	G	7	
Sector R3+R4						
			Podium	S+P1+P2+PT	11.05	
Tower T1	S+P1+P2+30 Floors	104.20	Tower T1	S+P1+P2+30 Floors	104.20	
Tower T2	S+P1+P2+30 Floors	104.20	Tower T2	S+P1+P2+30 Floors	104.20	
Tower T3	S+P1+P2+30 Floors	104.20	Tower T3	S+P1+P2+30 Floors	104.20	
Tower T4	S+P1+P2+30 Floors	104.20	Tower T4	S+P1+P2+30 Floors	104.20	
Tower T5	S+P1+P2+30 Floors	104.20	Tower T5	S+P1+P2+30 Floors	104.20	
Tower T6	S+P1+P2+30 Floors	104.20	Tower T6	S+P1+P2+30 Floors	104.20	
Tower T7	S+P1+P2+30 Floors	104.20	Tower T7	S+P1+P2+30 Floors	104.20	
Tower T8	S+P1+P2+30 Floors	104.20	Tower T8	S+P1+P2+30 Floors	104.20	
Tower T9	S+P1+P2+30 Floors	104.20	Tower T9	S+P1+P2+30 Floors	104.20	
Tower T10	S+P1+P2+30 Floors	104.20	Tower T10	S+P1+P2+30 Floors	104.20	
V1-10	G+2 floor	10.84	unit-V1	G+1 floor	7.60	
V2-23	G+2 floor	10.84	unit-V1-25	G+1 floor	7.60	
V2-2-1	G+2 floor	10.84	unit-V1-34	G+1 floor	7.60	
B1	G+2 floor	10.84	unit-V2	G+1 floor	7.60	
B2	G+2 floor	10.84	unit-V2-1	G+1 floor	7.60	

B1a	G+2 floor	10.84	unit-V2-18	G+1 floor	7.60	
B1-40	G+2 floor	10.84	unit-V2-2	G+1 floor	7.60	
			unit-V2-21	G+1 floor	7.60	
			unit-B1	G+1 floor	7.60	
			unit-B1A-41	G+1 floor	7.60	
			unit-B1-40	G+1 floor	7.60	
			unit-B1-43	G+1 floor	7.60	
			unit-B2	G+1 floor	7.60	
Club House 1	G	7.20	Club House (Podium -3)	Ground	7.80	
Club House 2	G + 1 floor	7.95	Villa Club House	G + 1 floor	8.25	
Sector R5						
Tower T1	G+27 floors	85.7	Tower T1	G+27 floors	85.7	
Tower T2	G+17 floors	55.7	Tower T2	G+17 floors	55.7	
Tower T3	G+ 32 floors	100.7	Tower T3	G+ 32 floors	100.7	
Tower T4	G+27 floors	85.7	Tower T4	G+27 floors	85.7	
Tower T5	G+27 floors	85.7	Tower T5	G+27 floors	85.7	
Tower T6	G+27 floors	85.7	Tower T6	G+27 floors	85.7	
Tower T7	G+ 32 floors	100.7	Tower T7	G+ 32 floors	100.7	
MLCP & Club House-1	LG+Gr+4 floors	23.75	MLCP & Club House-1	LG+Gr+4 floors	23.75	
MLCP & Club House	LG+Gr+7 floors	32.55	MLCP & Club House	LG+Gr+7 floors	32.55	

02			02		5	
Sector R6						
Tower T1	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85	Tower T1	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85	
Tower T2	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85	Tower T2	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85	
Tower T3	G/P+ 32 floors	99.55	Tower T3	G/P+ 32 floors	99.55	
Tower T4	G/P+ 32 floors	99.55	Tower T4	G/P+ 32 floors	99.55	
Tower T5	G/P+ 32 floors	99.55	Tower T5	G/P+ 32 floors	99.55	
MLCP	LG+UG+5P floors	28.45	MLCP	LG+UG+5P floors	28.45	
Sector R7						
Tower T1	G+23 floors	72.3	Tower T1	G+23 floors	72.3	
Tower T2	G+23 floors	73.8	Tower T2	G+23 floors	73.8	
Tower T3	G+24 floors	75.3	Tower T3	G+24 floors	75.3	
Tower T4	G+24 floors	75.3	Tower T4	G+24 floors	75.3	
MLCP	G+5 floors	19.2	MLCP	G+5 floors	19.2	
Club House	G+ 1 floor	8.3	Club House	G+ 1 floor	7.3	
Sector R8						
Tower T1	G+ 23 floors	72.3	Tower T1	G+ 23 floors	72.3	
Tower T2	G+ 23 floors	72.3	Tower T2	G+ 23 floors	72.3	
Tower T3	G+ 23 floors	72.3	Tower T3	G+ 23 floors	72.3	
Tower T4	G+ 23 floors	72.3	Tower T4	G+ 23 floors	72.3	
MLCP	G+ 6+T	24.3	MLCP	G+ 6+T	24.3	
Club House	G+ 1 floor	7.8	Club House	G+ 1 floor	8.40	
Sector R9						
Tower 1	GP+P1+P2+22	72.65	Tower 1	GP+P1+P2+22	72.65	
Sector R10						
Tower T1	Stilt/G+P1+P2+32 Floors	112.25	Tower T1	Stilt+P1+P2+32 Floors	112.25	
Tower T2	Stilt/G+P1+P2+32 Floors	114.16	Tower T2	Stilt/G+P1+P2+32 Floors	114.16	
Tower	Stilt/G+P1+P2+32 Floors	113	Tower	Stilt/G+P1+P2+32 Floors	113.	

	T3		.21	T3		21	
	Tower T4	Stilt/G+P1+P2+32 Floors	112.56	Tower T4	Stilt/G+P1+P2+32 Floors	112.56	
	Tower T5	Stilt/G+P1+P2+32 Floors	111.73	Tower T5	Stilt/G+P1+P2+32 Floors	111.73	
	Tower T6	Stilt/G+P1+P2+32 Floors	110.96	Tower T6	Stilt/G+P1+P2+32 Floors	110.96	
	Tower T7	Stilt/G+P1+P2+32 Floors	110.36	Tower T7	Stilt/G+P1+P2+32 Floors	110.36	
	Tower T8	Stilt/G+P1+P2+32 Floors	109.79	Tower T8	Stilt/G+P1+P2+32 Floors	109.79	
	Tower T9	Stilt+P1+P2+32 Floors	112.25	Tower T9	Stilt+P1+P2+32 Floors	112.25	
	Podium	B+Stilt+P1+P2+ Podium Garden	16.5	Podium	B+Stilt+P1+P2+ PT	13.10	
		Gym on Podium	5		Gym on Podium	5	
	Commercial	Ground / Stilt+ Mezzanine	5	Commercial	Ground / Stilt+ Mezzanine	5	
	Club House	G+ 1 floor	9.75	Club House	G+ 1 floor	9.75	
Sector R11							
	Tower T1	G/P + 17 Floors	54.45	Tower 01	B1+B2+G/P+36 Floors	116.35	
Sector R12				Sector R12			
	Building 1A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 1A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	
	Building 1B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 1B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	
	Tower 3	P4(BASEMENT 2)+ P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 3	P4(Basement 2) + P3 (Basement1) +P2+P1+32 floors	106.35	
	Tower 2	P4(BASEMENT 2) +P3(BASEMENT 1)+ P2+P1+30 Floor	106.35	Tower 2	P4(BASEMENT 2) +P3(BASEMENT 1) + P2+P1+30 Floor	106.35	
	Tower 9A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 9A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	
	Tower 9B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 9B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	
	Tower 7	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 7	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	
	Tower 4	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+31 Floor	109.55	Tower 4	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+31 Floor	109.55	
	Tower 6A	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 6A	P4(Basement 2) + P3 (Basement1) +P2+P1+32 floors	112.75	
	Tower 6B	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 6B	P4(Basement 2) +P3(Basement 1) +P2+P1+32 floors	112.75	
	Tower 8	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 8	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	

Tower 5	P4(BASEMENT 2) +P3 (BASEMENT 1) +P2+P1+31 Floor	109.55	Tower 5	P4(BASEMENT 2) +P3 (BASEMENT 1) +P2+P1+32 Floor	112.75	
			Parking	P4(Basement 2) + P3 (Basemen1) +P2+P1	0.00	
Comm ercial 01	P3(BASEMENT1) +1	9.75	Comm ercial 01	P3(BASEMENT1) +1 floor	10.35	
Comm ercial 02	P2+1	7.90	Comm ercial 02	P2+1 floor	7.35	
Comm ercial 03	P2+1	8.05	Comm ercial 03	P2+1 floor	7.35	
			Comm ercial Club	P4(Basement 2) + P3 (Basemen1) +P2+P1+3 floors	21.65	
Club 1	P4(BASEMENT 2) + P3(BASEMENT 1) +P2+P1+G+1	18.75	Club 1	P4(BASEMENT 2) + P3(BASEMENT 1) +P2+P1+G+1 floor	8.70	
Club 2	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+3 Floor	25.00	Club 2	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+PO+Upper floor	8.70	
Club 3	P3(BASEMENT 1) +P2+P1+Podium +Upper Floor	20.35	Club 3	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+PO+Upper floor	8.70	
Sector R13			Sector R13			
Tower T1	B+P1+P2+P3+27 Floors	91.05	-			Deleted Sector
Sector R14			Sector R14			
Tower A	B3+B2+B1/ST. +LG+UG+PO/First+31 Floors	105	Tower A	B3+B2+B1/ST. +LG+UG+ 31 Floors	105	
Tower B	B3+B2+B1/ST. +LG+UG+PO/First+33 Floors	111	Tower B	B3+B2+B1/ST. +LG+UG+ 33 Floors	111	
Tower C	B3+B2+B1/ST. +LG+UG+PO/First+31 Floors	105	Tower C	B3+B2+B1/ST. +LG+UG+ 31 Floors	105	
Tower D	B3+B2+B1/ST. +LG+UG+PO/First+31 Floors	105	Tower D	B3+B2+B1/ST. +LG+UG+ 31 Floors	105	
Tower E	B3+B2+B1/ST. +LG+UG+PO/First+30 Floors	111	Tower E	B3+B2+B1/ST. +LG+UG +30 Floors	111	
MLCP	B3+B2+B1/ST. +LG+UG	--	MLCP	B3+B2+B1/ST. +LG+UG	--	
Club House 1 (Podium Level)	PO / 1ST + 1 Floors	14.5	Club House 1 (Podium Level)	PO / 1ST + 1 Floors	14.5	

Club House 2 (Podium Level)	PO / 1ST	3	Club House 2 (Podium Level)	PO / 1ST	3
Sector R15			Sector R15		
Tower T1	B+LG+G+UG+Podium+30 floor	103.8	Tower T1	B+LG+G+UG+Podium+30 floor	103.8
Tower T2	B+LG+G+UG+Podium+30 floor	103.8	Tower T2	B+LG+G+UG+Podium+30 floor	103.8
Tower T3	B+LG+G+UG+Podium+30 floor	103.8	Tower T3	B+LG+G+UG+Podium+30 floor	103.8
Club House	G+1 Floor	8.4	Club House	G+1 Floor	8.4
Sector R16			Sector R16		
Tower T1	P2+P3+33 Floors	109.6	Tower T1	P2+P3+33 Floors	109.60
Tower T2	S+P1+P2+P3+33 Floor	109.6	Tower T2	S+P1+P2+P3+33 Floor	109.60
Tower T3	S+P1+P2+P3+33 Floor	119.79	Tower T3	S+P1+P2+P3+33 Floor	119.79
Tower T4	S+P1+P2+P3+33 Floor	119.79	Tower T4	S+P1+P2+P3+33 Floor	119.79
Tower T5	S+P1+P2+P3+33 Floor	119.79	Tower T5	S+P1+P2+P3+33 Floor	119.79
Tower T6	S+P1+P2+P3+33 Floor	109.6	Tower T6	S+P1+P2+P3+33 Floor	109.60
Podium	S+P1+P2+P3+PT Floor	17.8	Podium	S+P1+P2+P3 +PT Floor	17.80
Club House	G Floor	4.8	Club House	G Floor	4.80
Sector R17			Sector R17		
Tower 1	2B+S+P+35	118.60	Tower 1	B2+B1+G+P1+35 floors	118.75
Tower 2	2B+S+P+35	118.60	Tower 2	B2+B1+G+P1+35 floors	118.75
Tower 3	2B+S+P+35	118.60	Tower 3	B2+B1+G+P1+35 floors	118.75
Tower 4	2B+S+P+35	118.60	Tower 4	B2+B1+G+P1+35 floors	118.75
			Club House	Ground + 1 floor	8.85
Sector R18			Sector R18		
Bungalow (Residential)	G+2 Floor	10.8	Bungalow (Residential)	G+2 Floor	10.8
Sector R19			Sector R19		

Bunglow (Residential)	L.G.+U.G.+2 Floor	12.6	Bunglow (Residential)	L.G.+U.G.+2 Floor	12.6
Sector R20					
A1	S+27	84.2	A1	S+27	84.2
A2	S+27	84.2	A2	S+27	84.2
A3	S+27	84.2	A3	S+27	84.2
A4	S+27	84.2	A4	S+27	84.2
A5	S+27	84.2	A5	S+27	84.2
MLCP	B+S+5	25.2	MLC P+ GYM	L.G.+U.G+5 Floors	23.8 0
Club House	G+1	6.3	Club House	G	4.50
E1					
Tower 1	2B+G+2P+19 Floors	90	-		
Tower 2	2B+G+2P+19 Floors	90			
Tower 3	2B+G+2P+19 Floors	90			
-	R22				
	Tower 01	P1+P2(Ground Fl.) +P3+P4+E-deck+34 Floors			123
	Tower 02	P1+P2(Ground Fl.) +P3+P4+E-deck+34 Floors			123
	Tower 03	P1+P2(Ground Fl.) +P3+P4+E-deck+34 Floors			123
	Tower 04	P1+P2(Ground Fl.) +P3+P4+E-deck+35 Floors			122.65
	Tower 05	P1+P2(Ground Fl.) +P3+P4+E-deck+35 Floors			122.65
	Tower 06	P1+P2(Ground Fl.) +P3+P4+E-deck+35 Floors			122.65
	Club House	E-deck Fl.+1Floor			14.6
	R23				
	Tower 01	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	Tower 02	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	Tower 03	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	Tower 04	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	R24				

		Tower 01	B2+B1+G+20	63.65			
		Tower 02	B2+B1+G+20	63.65			
		R26					
		Tower A	UG+P1+P2+P3+P4/5th flr+38 Floors (RESI.)	117			
		Tower B	UG+P1+P2+P3/4th flr+P4/5th flr+36 Floors (RESI.)	117.5			
		Tower C	LG (P)+UG (P)+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+35 Floors (RESI.)	118			
		Tower D	LG (P)+UG (P)+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+34 Floors (RESI.)	115			
		Tower E	LG (P)+UG/1st flr+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+31 Floors (RESI.)	113			
		Tower F	LG (P)+UG/1st flr+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+31 Floors (RESI.)	116			
		Tower G	LG (P)+UG (P)+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+31 Floors (RESI.)	109.5			
		Tower H	LG (P)+UG (P)+P1+P2/3rd flr+P3/4th flr+P4/5th flr+32 Floors (RESI.)	109			
		Tower I	LG (P)+UG (P)+P1+P2/3rd flr+P3/4th flr+P4/5th flr+32 Floors (RESI.)	109			
		Tower J	UG (P)+P1+P2+P3/4th flr+P4/5th flr+34 Floors (RESI.)	118.3			
		Tower K	UG (P)+P1+P2+P3+P4/5th flr+37 Floors (RESI.)	121.2			
		Club House 1	Ground Fl+3 Floor	18			
		Club House 2	Ground Fl+3 Floor	19.5			
		Club House 3	Ground Fl+1	9			
		E-01					
		Tower 01	B1+B2+(Ground Fl.)+27 Floors	122.55			
		Tower 02	B1+B2+(Ground Fl.)+27 Floors	122.55			
		Social Housing SH02					
		Tower 01	G+19 Floors	59.7			
		Social Housing SH03					
		Tower 01	G+15 Floors	47.25			
	Market C1	G+1 floor	7.35	Market C1	G+1 floor	7.35	
	Market C2	G+1 floor	7.35	Market C2	G+1 floor	7.35	
	Health care	G+5 floor	24	Healthcare H01	G+5 floor	24	

	H01								
	Townhall P01	B+G+3 floor		20.7	Townhall P01	2B+G+3 floor		14.4	
	Central Clubhouse	B+G+2 floor +Terrace		25					
	School SC01	2B+G+7 floor		30	School SC01	2B+G+7 floor		30	
	School SC02	2B+G+7 floor		30	School SC02	2B+G+7 floor		30	
	U1 WTP				U1 WTP				
	U2 Electric sub station	-		-	U2 Electric sub station	-		-	
	U3 Bus terminus	-		-	U3 Bus terminus	-		-	
	U4 Police station	G+1 floor		8.10	U4 Police station	G+1 floor		8.10	
	U5 Fire station	Wing A	P+2 floor	12.00	U5 Fire station	Wing A	P+2 floor	12.00	
Wing B		G/P+3 floor	12.3	Wing B		G/P+3 floor	12.3		
Wing C		G/P+3 floor	12.3	Wing C		G/P+3 floor	12.3		
	U6 Electric sub station	-		-	U6 Electric sub station	-		-	
	U7 SWMP	-		-	U7 SWMP	-		-	
	U8 Burial Ground	-		-	U8 Burial Ground	-		-	
	U-09A Local Authority	-		-	U-09A Local Authority	-		-	
	U-09B Local Authority	-		-	U-09B Local Authority	-		-	
	U-10 Local	-		-	U-10 Local	-		-	

	Author ity			Authorit y			
	U-11 Propose d EHV substatio n	-		U-11 Propose d EHV substatio n	-		
		-		U-12 Electric sub station	-		
	U - 15 - Substat ion	-		U - 15 - Substatio n	-		
	U16- Jack well	-		U16- Jack well	-		
	U17- WTP	-		U17- WTP	-		
		-		U-18 Local Authorit y	-		
22.	Total number of tenements			Residential Flats: 23,121 nos. Commercial Offices: 116 nos. Villas & Bungalows: 43 nos. Bungalows: 02 nos. Retail Shops: 233 nos. School – 02 nos. Hospital- 01 nos. Police station - 01 nos. Fire Station- 01 nos. Bus station - 01 nos.			
23	Total number of Population			Residential Users: 1,18,130 users Commercial users and visitors: 33,746 nos. Total: 1,51,876 users			
24.	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water			11,540	Fresh Water	11,540
		Recycled for landscape			1054	Recycled for landscape	00
		Swimming Pool			39	Swimming Pool	00
		Flushing			6,020	Flushing	6,020
		Total			18,653	Total	17,560

		Wastewater generation	15,804	Wastewater generation	15,804
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 11,800 KLD			
26.	Source of water	Irrigation Department, Govt. of Maharashtra			
27.	Rain water Harvesting (RWH)	Level of the Ground water table:	Ground water table: (Below Ground level) Manjari Wagholi Pre monsoon 8-11 meter Post monsoon 3-5 meter;		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 145 nos. Surface Runoff pits - 90 nos Rooftop Runoff pits - 55 nos Dimension: Surface: 2mx2mx2m Terrace: 2mx2mx2m 160 mm-- diameter and 60-meter depth		
		Details of UGT tanks if any:	NA		
28.	Sewage and Wastewater	Sewage generation in KLD	15,804		
		STP technology:	MBBR		
		Capacity of STP KLD:	17,823		
	Solid Waste Management during Construction 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	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	28,376	Handed over to authorize recycler for further handling & disposal purpose.	
		Wet waste:	38,606	Wet waste will be treated in onsite organic waste converter machine.	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	275	Handed over to authorized recyclers for further handling & disposal purpose.	
		STP Sludge (dry)	1,580	Will be used as manure	

31.	Green Belt Development	Total RG area (m2):		1,05,384 sqm	
		Existing trees on plot:		3,670	
		Required Number of trees to be planted:		12,647	
		Number of trees to be cut:		2,543	
		Number of trees to be protected:		1,127	
		Total No. of Proposed trees on site		17,197	
		Total No. of Proposed trees off site		14,882 nos.	
		Total No. of Compensatory trees		20,559 As per Tree Act	
32.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		1,400 KW	
		During Operation phase (Connected load):		2,54,276.64 KW	
		During Operation phase (Demand load):		1,20,152.45 KW	
		Transformer:		227 Nos 630 KVA 05 Nos of 315 KVA	
		DG set:		1 NO OF 910 KVA ,4 NO OF 750 KVA 3 NOS OF 625 KVA,7 NOS OF 600 KVA,12 NOS OF 500 KVA,4 NOS OF 400 KVA , 6 NOS OF 300 KVA,4 NOS OF 82.5 KVA	
		Fuel used:		HSD	
33.	Details of Energy saving	% of saving: - 5% on demand load			
		Type	Details	One Time Cost	Annual Cost
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	-	1,44,000.00
			Barricading	2,62,080.00	-
			Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	4,79,484.00	-
		Land	Establishment of Labour Colony and Labour Colony Toilets & Sanitation	17,82,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures &	-	5,79,600.00

			health checkup of labours		
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	2,69,100.00
			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		13,80,000.00
		Environment Management	Environment management cell	3,43,750.00	-
		Environment Management	Environmental Monitoring	-	8,88,000.00
35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)Lakh	O&M (Rs./Y) Lakh
		Sewage Treatment Plant	Sewage Treatment Plants	40,92,27,340	6,32,04,938
		Water Treatment Plant	WTPs	7,84,890	4,14,570
		Effluent Treatment Plant	ETPs	4,10,220	1,26,000
		Solid Waste Management	OWCs	8,75,75,000	2,52,20,460
		Bio-medical Waste Management	Bio-medical Waste Management	1,00,000	-
		Landscaping	Green belt	33,48,16,000	1,67,408
		Rainwater Harvesting	145 no. of recharge pits	1,45,00,000	14,50,000
		Environmental Monitoring	Environmental Monitoring	-	7,38,400
		Lightening Arrester Cost	Lightening Arrester Cost	35,20,000	-
		Energy	DG Set	35,48,400	11,83,500
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)
		4-Wheeler	15623	15623	4-wheeler- - 12.5

					sq.m/no.	
		2-Wheeler	29629	29629	2-wheeler – 2 sq.m/no	
		Cycles	13716	13716		
37.	Details of Court cases / litigations w.r.t.the project and project location if any.					NA

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Previous EC / Existing Building			Proposed Configuration		
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
Sector R1					
Tower T7	B+St+22 floors	69.90	Tower T7	B+St+22 floors	69.90
Tower T8	B+St+22 floors	69.90	Tower T8	B+St+22 floors	69.90
Tower T9	B+St+22 floors	69.90	Tower T9	B+St+22 floors	69.90
Tower T10	B+St+27 floors	84.90	Tower T10	B+St+27 floors	84.90
Tower T11	B+St+27 floors	84.90	Tower T11	B+St+27 floors	84.90
Tower T12	B+St+27 floors	84.90	Tower T12	B+St+27 floors	84.90
MLCP + Commercial	G+ 4 floors	17.10	MLCP + Commercial	G+ 4 floors	17.10
Club House	G	6.7	Club House	G	6.7
Sector R2					
Tower T1	B+S+22 floors	69.90	Tower T1	B+S+22 floors	69.90
Tower T2	B+S+ 27 floors	84.90	Tower T2	B+S+ 27 floors	84.90
Tower T3	B+S+ 27 floors	84.90	Tower T3	B+S+ 27 floors	84.90
Tower T4	B+S+22 floors	69.90	Tower T4	B+S+22 floors	69.90
Tower T5	B+S+22 floors	69.90	Tower T5	B+S+22 floors	69.90
Tower T6	2B+S+27 floors	84.90	Tower T6	2B+S+27 floors	84.90
Club House	G	7	Club House	G	7
Sector R3+R4					
			Podium	S+P1+P2+PT	11.05
Tower T1	S+P1+P2+30 Floors	104.20	Tower T1	S+P1+P2+30 Floors	104.20

Tower T2	S+P1+P2+30 Floors	104.20	Tower T2	S+P1+P2+30 Floors	104.20
Tower T3	S+P1+P2+30 Floors	104.20	Tower T3	S+P1+P2+30 Floors	104.20
Tower T4	S+P1+P2+30 Floors	104.20	Tower T4	S+P1+P2+30 Floors	104.20
Tower T5	S+P1+P2+30 Floors	104.20	Tower T5	S+P1+P2+30 Floors	104.20
Tower T6	S+P1+P2+30 Floors	104.20	Tower T6	S+P1+P2+30 Floors	104.20
Tower T7	S+P1+P2+30 Floors	104.20	Tower T7	S+P1+P2+30 Floors	104.20
Tower T8	S+P1+P2+30 Floors	104.20	Tower T8	S+P1+P2+30 Floors	104.20
Tower T9	S+P1+P2+30 Floors	104.20	Tower T9	S+P1+P2+30 Floors	104.20
Tower T10	S+P1+P2+30 Floors	104.20	Tower T10	S+P1+P2+30 Floors	104.20
V1-10	G+2 floor	10.84	unit-V1	G+1 floor	7.60
V2-23	G+2 floor	10.84	unit-V1-25	G+1 floor	7.60
V2-2-1	G+2 floor	10.84	unit-V1-34	G+1 floor	7.60
B1	G+2 floor	10.84	unit-V2	G+1 floor	7.60
B2	G+2 floor	10.84	unit-V2-1	G+1 floor	7.60
B1a	G+2 floor	10.84	unit-V2-18	G+1 floor	7.60
B1-40	G+2 floor	10.84	unit-V2-2	G+1 floor	7.60
			unit-V2-21	G+1 floor	7.60
			unit-B1	G+1 floor	7.60
			unit-B1A-41	G+1 floor	7.60
			unit-B1-40	G+1 floor	7.60
			unit-B1-43	G+1 floor	7.60
			unit-B2	G+1 floor	7.60
Club House 1	G	7.20	Club House (Podium-3)	Ground	7.80
Club House 2	G + 1 floor	7.95	Villa Club House	G + 1 floor	8.25
Sector R5					
Tower T1	G+27 floors	85.7	Tower T1	G+27 floors	85.7
Tower T2	G+17 floors	55.7	Tower T2	G+17 floors	55.7
Tower T3	G+ 32 floors	100.7	Tower T3	G+ 32 floors	100.7
Tower T4	G+27 floors	85.7	Tower T4	G+27 floors	85.7
Tower T5	G+27 floors	85.7	Tower T5	G+27 floors	85.7
Tower T6	G+27 floors	85.7	Tower T6	G+27 floors	85.7
Tower T7	G+ 32 floors	100.7	Tower T7	G+ 32 floors	100.7

		7			
MLCP & Club House-1	LG+Gr+4 floors	23.75	MLCP & Club House-1	LG+Gr+4 floors	23.75
MLCP & Club House 02	LG+Gr+7 floors	32.55	MLCP & Club House 02	LG+Gr+7 floors	32.55
Sector R6					
Tower T1	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85	Tower T1	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85
Tower T2	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85	Tower T2	B+GR/M/P+P1+P2+P3+P4+P5+P6+P7+P8+26 Floors+ Club House	121.85
Tower T3	G/P+ 32 floors	99.55	Tower T3	G/P+ 32 floors	99.55
Tower T4	G/P+ 32 floors	99.55	Tower T4	G/P+ 32 floors	99.55
Tower T5	G/P+ 32 floors	99.55	Tower T5	G/P+ 32 floors	99.55
MLCP	LG+UG+5P floors	28.45	MLCP	LG+UG+5P floors	28.45
Sector R7					
Tower T1	G+23 floors	72.3	Tower T1	G+23 floors	72.3
Tower T2	G+23 floors	73.8	Tower T2	G+23 floors	73.8
Tower T3	G+24 floors	75.3	Tower T3	G+24 floors	75.3
Tower T4	G+24 floors	75.3	Tower T4	G+24 floors	75.3
MLCP	G+5 floors	19.2	MLCP	G+5 floors	19.2
Club House	G+ 1 floor	8.3	Club House	G+ 1 floor	7.3
Sector R8					
Tower T1	G+ 23 floors	72.3	Tower T1	G+ 23 floors	72.3
Tower T2	G+ 23 floors	72.3	Tower T2	G+ 23 floors	72.3
Tower T3	G+ 23 floors	72.3	Tower T3	G+ 23 floors	72.3
Tower T4	G+ 23 floors	72.3	Tower T4	G+ 23 floors	72.3
MLCP	G+ 6+T	24.3	MLCP	G+ 6+T	24.3
Club House	G+ 1 floor	7.8	Club House	G+ 1 floor	8.40
Sector R9					
Tower 1	GP+P1+P2+22	72.65	Tower 1	GP+P1+P2+22	72.65
Sector R10					
Tower T1	Stilt/G+P1+P2+32 Floors	112.25	Tower T1	Stilt+P1+P2+32 Floors	112.25
Tower T2	Stilt/G+P1+P2+32 Floors	114.16	Tower T2	Stilt/G+P1+P2+32 Floors	114.16
Tower T3	Stilt/G+P1+P2+32 Floors	113.21	Tower T3	Stilt/G+P1+P2+32 Floors	113.21
Tower T4	Stilt/G+P1+P2+32	112.	Tower T4	Stilt/G+P1+P2+32	112.56

	Floors	56		Floors	
Tower T5	Stilt/G+P1+P2+32 Floors	111.73	Tower T5	Stilt/G+P1+P2+32 Floors	111.73
Tower T6	Stilt/G+P1+P2+32 Floors	110.96	Tower T6	Stilt/G+P1+P2+32 Floors	110.96
Tower T7	Stilt/G+P1+P2+32 Floors	110.36	Tower T7	Stilt/G+P1+P2+32 Floors	110.36
Tower T8	Stilt/G+P1+P2+32 Floors	109.79	Tower T8	Stilt/G+P1+P2+32 Floors	109.79
Tower T9	Stilt+P1+P2+32 Floors	112.25	Tower T9	Stilt+P1+P2+32 Floors	112.25
Podium	B+Stilt+P1+P2+ Podium Garden	16.5	Podium	B+Stilt+P1+P2+ PT	13.10
	Gym on Podium	5		Gym on Podium	5
Commercial	Ground / Stilt+ Mezzanine	5	Commercial	Ground / Stilt+ Mezzanine	5
Club House	G+ 1 floor	9.75	Club House	G+ 1 floor	9.75
Sector R11					
Tower T1	G/P + 17 Floors	54.45	Tower 01	B1+B2+G/P+36 Floors	116.35
Sector R12			Sector R12		
Building 1A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 1A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35
Building 1B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 1B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35
Tower 3	P4(BASEMENT 2)+ P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 3	P4(Basement 2) + P3 (Basement1) +P2+P1+32 floors	106.35
Tower 2	P4(BASEMENT 2) +P3(BASEMENT 1)+ P2+P1+30 Floor	106.35	Tower 2	P4(BASEMENT 2) +P3(BASEMENT 1) + P2+P1+30 Floor	106.35
Tower 9A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 9A	P3(BASEMENT 1) +P2+P1+32 Floor	106.35
Tower 9B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 9B	P3(BASEMENT 1) +P2+P1+32 Floor	106.35
Tower 7	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 7	P3(BASEMENT 1) +P2+P1+32 Floor	106.35
Tower 4	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+31 Floor	109.55	Tower 4	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+31 Floor	109.55
Tower 6A	P4(BASEMENT	106.	Tower 6A	P4(Basement 2) +	112.75

	2) +P3(BASEMENT 1) +P2+P1+32 Floor	35		P3 (Basement1) +P2+P1+32 floors	
Tower 6B	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 6B	P4(Basement 2) +P3(Basement 1) +P2+P1+32 floors	112.75
Tower 8	P3(BASEMENT 1) +P2+P1+32 Floor	106.35	Tower 8	P3(BASEMENT 1) +P2+P1+32 Floor	106.35
Tower 5	P4(BASEMENT 2) +P3 (BASEMENT 1) +P2+P1+31 Floor	109.55	Tower 5	P4(BASEMENT 2) +P3 (BASEMENT 1) +P2+P1+32 Floor	112.75
			Parking	P4(Basement 2) + P3 (Basement1) +P2+P1	0.00
Commercial 01	P3(BASEMENT1) +1	9.75	Commercial 01	P3(BASEMENT1) +1 floor	10.35
Commercial 02	P2+1	7.90	Commercial 02	P2+1 floor	7.35
Commercial 03	P2+1	8.05	Commercial 03	P2+1 floor	7.35
			Commercial Club	P4(Basement 2) + P3 (Basement1) +P2+P1+3 floors	21.65
Club 1	P4(BASEMENT 2) + P3(BASEMENT 1) +P2+P1+G+1	18.75	Club 1	P4(BASEMENT 2) + P3(BASEMENT 1) +P2+P1+G+1 floor	8.70
Club 2	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+3 Floor	25.00	Club 2	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+PO+Upper floor	8.70
Club 3	P3(BASEMENT 1) +P2+P1+Podium +Upper Floor	20.35	Club 3	P4(BASEMENT 2) +P3(BASEMENT 1) +P2+P1+PO+Upper floor	8.70
Sector R13			Sector R13		
Tower T1	B+P1+P2+P3+27 Floors	91.05			
Sector R14			Sector R14		
Tower A	B3+B2+B1/ST. +LG+UG+PO/First+31 Floors	105	Tower A	B3+B2+B1/ST. +LG+UG+ 31 Floors	105

Tower B	B3+B2+B1/ST. +LG+UG+PO/Firs t+33 Floors	111	Tower B	B3+B2+B1/ST. +LG+UG+ 33 Floors	111
Tower C	B3+B2+B1/ST. +LG+UG+PO/Firs t+31 Floors	105	Tower C	B3+B2+B1/ST. +LG+UG+ 31 Floors	105
Tower D	B3+B2+B1/ST. +LG+UG+PO/Firs t+31 Floors	105	Tower D	B3+B2+B1/ST. +LG+UG+ 31 Floors	105
Tower E	B3+B2+B1/ST. +LG+UG+PO/Firs t+30 Floors	111	Tower E	B3+B2+B1/ST. +LG+UG +30 Floors	111
MLCP	B3+B2+B1/ST. +LG+UG	--	MLCP	B3+B2+B1/ST. +LG+UG	--
Club House 1 (Podium Level)	PO / 1ST + 1 Floors	14.5	Club House 1 (Podium Level)	PO / 1ST + 1 Floors	14.5
Club House 2 (Podium Level)	PO / 1ST	3	Club House 2 (Podium Level)	PO / 1ST	3
Sector R15			Sector R15		
Tower T1	B+LG+G+UG+Po dium+30 floor	103.8	Tower T1	B+LG+G+UG+Po dium+30 floor	103.8
Tower T2	B+LG+G+UG+Po dium+30 floor	103.8	Tower T2	B+LG+G+UG+Po dium+30 floor	103.8
Tower T3	B+LG+G+UG+Po dium+30 floor	103.8	Tower T3	B+LG+G+UG+Po dium+30 floor	103.8
Club House	G+1 Floor	8.4	Club House	G+1 Floor	8.4
Sector R16			Sector R16		
Tower T1	P2+P3+33 Floors	109.6	Tower T1	P2+P3+33 Floors	109.60
Tower T2	S+P1+P2+P3+33 Floor	109.6	Tower T2	S+P1+P2+P3+33 Floor	109.60
Tower T3	S+P1+P2+P3+33 Floor	119.79	Tower T3	S+P1+P2+P3+33 Floor	119.79
Tower T4	S+P1+P2+P3+33 Floor	119.79	Tower T4	S+P1+P2+P3+33 Floor	119.79
Tower T5	S+P1+P2+P3+33 Floor	119.79	Tower T5	S+P1+P2+P3+33 Floor	119.79
Tower T6	S+P1+P2+P3+33 Floor	109.6	Tower T6	S+P1+P2+P3+33 Floor	109.60
Podium	S+P1+P2+P3+PT Floor	17.8	Podium	S+P1+P2+P3 +PT Floor	17.80
Club House	G Floor	4.8	Club House	G Floor	4.80
Sector R17			Sector R17		
Tower 1	2B+S+P+35	118.60	Tower 1	B2+B1+G+P1+35 floors	118.75
Tower 2	2B+S+P+35	118.60	Tower 2	B2+B1+G+P1+35 floors	118.75

Tower 3	2B+S+P+35	118.60	Tower 3	B2+B1+G+P1+35 floors	118.75
Tower 4	2B+S+P+35	118.60	Tower 4	B2+B1+G+P1+35 floors	118.75
			Club House	Ground + 1 floor	8.85
Sector R18					
Bungalow (Residential)	G+2 Floor	10.8	Bungalow (Residential)	G+2 Floor	10.8
Sector R19					
Bungalow (Residential)	L.G.+U.G.+2 Floor	12.6	Bungalow (Residential)	L.G.+U.G.+2 Floor	12.6
Sector R20					
A1	S+27	84.2	A1	S+27	84.2
A2	S+27	84.2	A2	S+27	84.2
A3	S+27	84.2	A3	S+27	84.2
A4	S+27	84.2	A4	S+27	84.2
A5	S+27	84.2	A5	S+27	84.2
MLCP	B+S+5	25.2	MLCP+GYM	L.G.+U.G.+5 Floors	23.80
Club House	G+1	6.3	Club House	G	4.50
E1					
Tower 1	2B+G+2P+19 Floors	90	-		
Tower 2	2B+G+2P+19 Floors	90			
Tower 3	2B+G+2P+19 Floors	90			
-	R22				
	Tower 01	P1+P2(Ground Fl.) +P3+P4+E-deck+34 Floors			123
	Tower 02	P1+P2(Ground Fl.) +P3+P4+E-deck+34 Floors			123
	Tower 03	P1+P2(Ground Fl.) +P3+P4+E-deck+34 Floors			123
	Tower 04	P1+P2(Ground Fl.) +P3+P4+E-deck+35 Floors			122.65
	Tower 05	P1+P2(Ground Fl.) +P3+P4+E-deck+35 Floors			122.65
	Tower 06	P1+P2(Ground Fl.) +P3+P4+E-deck+35 Floors			122.65
	Club House	E-deck Fl.+1Floor			14.6
	R23				
	Tower 01	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	Tower 02	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	Tower 03	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	Tower 04	B2+B1+(Ground Fl.) +P1+36 Floors			120.85
	R24				
	Tower 01	B2+B1+G+20			63.65
	Tower 02	B2+B1+G+20			63.65

		R26			
		Tower A	UG+P1+P2+P3+P4/5th flr+38 Floors (RESI.)		117
		Tower B	UG+P1+P2+P3/4th flr+P4/5th flr+36 Floors (RESI.)		117.5
		Tower C	LG (P)+UG (P)+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+35 Floors (RESI.)		118
		Tower D	LG (P)+UG (P)+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+34 Floors (RESI.)		115
		Tower E	LG (P)+UG/1st flr+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+31 Floors (RESI.)		113
		Tower F	LG (P)+UG/1st flr+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+31 Floors (RESI.)		116
		Tower G	LG (P)+UG (P)+P1/2nd flr+P2/3rd flr+P3/4th flr+P4/5th flr+31 Floors (RESI.)		109.5
		Tower H	LG (P)+UG (P)+P1+P2/3rd flr+P3/4th flr+P4/5th flr+32 Floors (RESI.)		109
		Tower I	LG (P)+UG (P)+P1+P2/3rd flr+P3/4th flr+P4/5th flr+32 Floors (RESI.)		109
		Tower J	UG (P)+P1+P2+P3/4th flr+P4/5th flr+34 Floors (RESI.)		118.3
		Tower K	UG (P)+P1+P2+P3+P4/5th flr+37 Floors (RESI.)		121.2
		Club House 1	Ground Fl+3 Floor		18
		Club House 2	Ground Fl+3 Floor		19.5
		Club House 3	Ground Fl+1		9
		E-01			
		Tower 01	B1+B2+(Ground Fl.)+27 Floors		122.55
		Tower 02	B1+B2+(Ground Fl.)+27 Floors		122.55
		Social Housing SH02			
		Tower 01	G+19 Floors		59.7
		Social Housing SH03			
		Tower 01	G+15 Floors		47.25
Market C1	G+1 floor	7.35	Market C1	G+1 floor	7.35
Market C2	G+1 floor	7.35	Market C2	G+1 floor	7.35
Healthcare H01	G+5 floor	24	Healthcare H01	G+5 floor	24
Townhall P01	B+G+3 floor	20.7	Townhall P01	2B+G+3 floor	14.4
Central Clubhouse	B+G+2 floor +Terrace	25			
School SC01	2B+G+7 floor	30	School SC01	2B+G+7 floor	30
School SC02	2B+G+7 floor	30	School SC02	2B+G+7 floor	30

U1 WTP				U1 WTP			
U2 Electric sub station	-		-	U2 Electric sub station	-		-
U3 Bus terminus	-		-	U3 Bus terminus	-		-
U4 Police station	G+1 floor		8.10	U4 Police station	G+1 floor		8.10
U5 Fire station	Wing A	P+2 floor	12.00	U5 Fire station	Wing A	P+2 floor	12.00
	Wing B	G/P+3 floor	12.3		Wing B	G/P+3 floor	12.3
	Wing C	G/P+3 floor	12.3		Wing C	G/P+3 floor	12.3
U6 Electric sub station	-		-	U6 Electric sub station	-		-
U7 SWMP	-		-	U7 SWMP	-		-
U8 Burial Ground	-		-	U8 Burial Ground	-		-
U-09A Local Authority	-		-	U-09A Local Authority	-		-
U-09B Local Authority	-		-	U-09B Local Authority	-		-
U-10 Local Authority	-		-	U-10 Local Authority	-		-
U-11 Proposed EHV substation	-		-	U-11 Proposed EHV substation	-		-
	-		-	U-12 Electric sub station	-		-
U - 15 - Substation	-		-	U - 15 - Substation	-		-
U16- Jack well	-		-	U16- Jack well	-		-
U17- WTP	-		-	U17- WTP	-		-
	-		-	U-18 Local Authority	-		-

3. PP has obtained first EC vide Letter No. EC25B3812MH5343428N dated 16/07/2025 for total BUA of 29,91,262.45 m². Proposal has been considered by SEIAA in its 316th (Day-2) meeting held on 23rd December, 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:

SEAC Conditions-

1. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt.,

08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.

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 submit the Revised PLU as it is currently awaited.
4. PP to re-work and submit the structural engineer's certificate with respect to height and foundation of the building.
5. PP to explore to provide permissible footpaths and also to explore to provide EV buses for residents going to the market.
6. PP to submit latest drone images (with date and time) of the plantation site and revise the planting execution plan to include more native and forest species along with ornamental trees.
7. FTM drawings for Sector-R23 to be revised and further mitigation measures to be submitted.
8. PP to prepare and implement plan to make proposed project a plastic free zone.
9. 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.
10. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
11. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
12. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 105384 m² on mother earth without any construction. 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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.

6. 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.
7. SEIAA after deliberation decided to grant EC for- FSI area of 27,59,819 m2, Non FSI area of 13,03,071 m2 and total BUA of 40,62,890 m2 (Plan approval No- 20.11.2025 vide no. BHA/CR No. 278/25-26/Mouza Manjari Khurd and Wagholi/S.No./G.No./CTS No. 124 and other, dated- 20.11.2025)

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 (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune
6. Commissioner, Pune Metropolitan Regional Development Authority (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/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000262872/CE/2603001204

Date: 12/03/2026

To,
M/s Ashdan Developers Pvt Ltd & M/s
Majnari Housing Projects LLP,
Gat No 124 to 132, & Others Village-
Manjari Khurd, Gat No. 1255, Hissa No. 14,
and others Village- Wagholi, Tal. Haveli,
Dist Pune



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

- Ref:**
1. Consent to Establish granted vide no. Format 1.0/CAC-CELL/UAN No.0000136218/ CE/2311001081 dtd 12.11.2023
 2. Renewal of Consent to Operate (Part-I) granted vide No Format1.0/CAC-CELL/UAN No.0000218865/CR/2502000954 dtd 11/02/2025
 3. Consent to Operate (Part-II) granted vide No Format1.0/CAC-CELL/UAN No.0000179921/CO/2403001667 dtd 17.03.2024
 4. Consent to Establish for expansion granted vide No Format1.0/CAC-CELL/UAN No.0000195741/CE/2502000950 dtd 11/02/2025
 5. Consent to Establish for expansion granted vide No Format1.0/CAC-CELL/UAN No. 0000248035/CE/2508003613 dtd 28/08/2025
 6. Consent to Operate (Part-III) granted vide No Format1.0/CAC-CELL/UAN No.0000207107/CO/2509001372 dtd 12/09/2025
 7. Application for Consent to Operate(Part-IV) vide UAN No 262722
 8. Minutes of 16th Consent Appraisal Committee meeting of 2025-26 held on 26/02/2026

Your application NO. MPCB-CONSENT-0000262872

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 (Expansion) is granted for period upto commissioning of the project or 12/11/2028 whichever is earlier**
2. **The capital investment of the project is Rs.2232.59 Cr. (As per undertaking submitted by pp).**

3. **The Consent to Establish is valid for expansion in building construction project named as Integrated Township by M/s Ashdan Developers Pvt Ltd & M/s Majnari Housing Projects LLP, Gat No 124 to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 161(P), 162 to 164, 165(P), 166, 167, 168, 169, 169(P), 170, 194(P), 206, 208(P), 209 Village- Manjari Khurd, Tal. Haveli, Pune and On Gat No. 1255, Hissa No. 14, 17, 18, 28, 29, 31, 33, 34, 36, 38, 46, 47, 48, 65,66, 67, 69, 70, 71, 72, 73, 1265, 1267(P), 1269, 1273, 1276 Hissa No. 2, 3, 5, 6, 13, 15, 16, 20, 21, 26, 27, 28, 30, 1A/2, 34,37, 1276 Hissa No. 39(P), 40, 38 Village- Wagholi, Tal. Haveli, Dist Pune on Total Plot Area of 843072 SqMtrs for proposed total construction BUA of 40,62,891 SqMtrs as per specific condition of EC granted dated 08/01/2026 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC - dtd. 06/06/2023	605947.00	1885880.00
2	C to E dtd. 12/11/2023	605947.00	1885880.00
3	EC for expansion dtd 08/02/2024	690796.00	2678417.00
4	C to R (Part-I) dtd 11/02/2025	605947.00	74797.66
5	C to O (Part-II) dtd 17/03/2024	605947.00	62535.70
6	C to E (Expansion) dtd 11/02/2025	690796.00	2678417.00
7	C to E (Expansion) dtd 28/08/2025	690796.00	2991962.45
8	C to O (Part-III) dtd 12/09/2025	690796.00	299038.58
9	EC for expansion dtd 08/01/2026	843072.00	4062891.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	15804	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-910 kVA	01	As per Schedule -II
S-2 to S-5	DG Sets-750 kVA x 4 Nos	04	As per Schedule -II
S-6 to S-8	DG Sets-625 kVA x 3 Nos	03	As per Schedule -II
S-9 to S-15	DG Sets-600 kVA x 7 Nos	07	As per Schedule -II
S-16 to S-27	DG Sets-500 kVA x 12 Nos	12	As per Schedule -II
S-28 to S-31	DG Sets-400 kVA x 04 Nos	04	As per Schedule -II
S-32 to S-37	DG Sets-300 kVA x 06 Nos	06	As per Schedule -II
S-38 to S-41	DG Sets-82.5 kVA x 04 Nos	04	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	28376 Kg/Day	Segregation	To Local Body/Authorized vendor
2	Wet Waste	38606 Kg/Day	OWC with Composting or Biodigester with Comosting	As Manure
3	STP Sludge (Dry)	1580 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	1000	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	275.00	Kg/Day	To Authorized Dismantler

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 provide STP so as to achieve the 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. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
14. 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.
15. The project proponent shall make provision of charging electric vehicles in atleast 30 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC25B3812MH5274692N dtd 08/01/2026 for construction project on total plot area of 843072 SqMtrs for total Construction BUA of 40,62,891 SqMtr. as per specific condition.

18. This Consent is issued with overriding effect on earlier Consent to Establish for expansion granted vide No Format1.0/CAC-CELL/UAN No. 0000248035/CE/2508003613 dtd 28/08/2025
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of Consent to Establish & Environmental Clearance.
- . The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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: **Shri. Abhay Pimparkar**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2026-03-12 18:25:33 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4465180.00	MPCB-DR-38300	28/11/2025	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 proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **17823 CMD for treatment of domestic effluent of 15804 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	18653.00
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	DG Set-910 kVA	Acoustic Enclosure	6.50	Diesel 220 Ltr/Hr	1	SO ₂	105.6 Kg/Day
S-2 to S-5	DG Sets-750 kVA x 4 Nos	Acoustic Enclosure	5.50	Diesel 172 Ltr/Hr	1	SO ₂	82.56 Kg/Day
S-6 to S-8	DG Sets-625 kVA x 3 Nos	Acoustic Enclosure	5.00	Diesel 125 Ltr/Hr	1	SO ₂	60 Kg/Day
S-9 to S-15	DG Sets-600 kVA x 7 Nos	Acoustic Enclosure	5.00	Diesel 120 Ltr/Hr	1	SO ₂	57.6 Kg/Day
S-16 to S-27	DG Sets-500 kVA x 12 Nos	Acoustic Enclosure	4.50	Diesel 106 Ltr/Hr	1	SO ₂	50.88 Kg/Day
S-28 to S-31	DG Sets-400 kVA x 04 Nos	Acoustic Enclosure	4.00	Diesel 80 Ltr/Hr	1	SO ₂	38.4 Kg/Day
S-32 to S-37	DG Sets-300 kVA x 06 Nos	Acoustic Enclosure	3.50	Diesel 60 Ltr/Hr	1	SO ₂	28.8 Kg/Day
S-38 to S-41	DG Sets-82.5 kVA x 04 Nos	Acoustic Enclosure	3.00	Diesel 25 Ltr/Hr	1	SO ₂	12 Kg/Day

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

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

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

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



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish (Expasnion)	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. 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 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/ORANGE/M.S.I

No:- Format1.0/CAC-CELL/UAN No.0000207107/CO/2509001372

Date: 12/09/2025

To,
M/s. Ashdan developers Pvt. Ltd. and
Manjari Housing Projects LLP
at Wagholi, Tal Haveli, Dist Pune



Your Service is Our Duty

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

- Ref:**
1. Consent to Establish vide No Format1.0/BO/CAC-Cell/UAN No. 0000016518/E/7th CAC-1903000839 dtd 15.03.2019
 2. Consent to Operate (Part-I) vide No Format1.0/CAC-CELL/UAN No.0000161078 /CO/2307000437 dtd 08.07.2023
 3. Consent to Operate (Part-II) vide No Format1.0/CAC-CELL/UAN No.0000179921/CO/2403001667 dtd 17.03.2024
 4. Minutes of 15th Consent Appraisal Committee Meeting of 2024-25 held on 24.01.2025

Your application NO. MPCB-CONSENT-0000207107

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-III) is granted for period upto 31/01/2029**
2. **The capital investment of the project is Rs.782.89 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part-III) is valid for construction project named as M/s. Ashdan developers Pvt. Ltd. and Manjari Housing Projects LLP (Sector R1 & R2), Gat No 124 & others and Gat No.1255 Hissa No. 2, & others, Gat No 124, 125, 127 to 132, 137(P) to 142, 144, 145, 146(P), 160, 162 to 164, 166, 167, 169(P), 170 & 194(P) at Manjri and Gat No.1255, Hissa No. 2, 3, 5, 6, 26, 27, 28, 1A/2, 34, 37 at Wagholi, Tal Haveli, Dist Pune on Total Plot Area of 6,90,796 SqMtrs for completed Part-III total construction BUA of 2,99,038.58 SqMtrs out of Total Construction BUA of 26,78,417 SqMtrs as per specific condition of EC granted dated 08.02.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 06.06.2023	605947.00	1885880.00

2	Environmental Clearance dtd 08.02.2024	690796.00	2678417.00
3	Consent to Establish dtd 12.11.2023	605947.00	1885880.00
4	Consent to Operate (Part-I) dtd 08.07.2023	605947.00	74797.66
5	Consent to Operate (Part-II) dtd 17.03.2024	605947.00	62535.70

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	1641.02	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, S-2	DG Sets-2 Nos, 400 kVA each	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	2747.85 Kg/Day	Segregation	To Authorized Vendor
2	Wet Waste	4051.90 Kg/Day	OWC with Composting	Used as Manure
3	Dry Sludge	136.12 Kg/Day	Dewatering	Used as Manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	38.79	Kg/Day	To Authorized Dismantler

- The 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 authorities.
- 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.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively for the treatment of wet garbage.

13. PP shall comply with the condition of Environmental Clearance for expansion obtained vide No SIA/MH/INFRA2/416785/2023 dtd 08.02.2024 for construction project on total plot area of 6,90,796 SqMtr and total construction BUA of 26,78,417 Sqmtr as per specific condition
14. 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-III).
- . The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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
2025-09-12 22:07:23 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4697340.00	MPCB-DR-26667	27/05/2024	RTGS
2	936678.00	TXN2509002301	12/09/2025	Online Payment
3	450000.00	TXN2509002302	12/09/2025	Online Payment

PP has paid Rs 936678 as penal fees and Rs 450000 as lapse consent 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 MBBR based Sewage Treatment Plants (STPs) of combined capacity **1700 CMD for treatment of domestic effluent of 1641.02 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	1823.35
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, S-2	DG Sets-2 Noss, 400 kW each	Acoustic Enclosure	4.00	HSD 80 Ltr/Hr	1	SO ₂	38.4 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	Consent to Operate (Part-III)	Rs 25 Lakhs	Existing/Extend	Operation and Maintenance of Pollution Control Systems and compliance of consent conditions	31/01/2029	31/01/2030

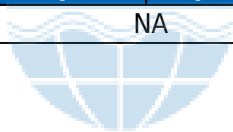
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

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/M.S.I

No:- Format1.0/CAC-CELL/UAN No.0000262722/CO/2603001289

Date: 12/03/2026

To,
Godrej Parkridge, M/s. Ashadan
Developers Pvt Ltd & Manjari Housing
Projects LLP, Sector R-5, Gat No. Part-
138, Part- 139, Part- 140, and Part-141,
Manjari Kh, Tal Haveli, Dist Pune.



Sub: Consent to Operate(Part-IV) for Integrated township building Construction project under Orange Category

- Ref:**
1. Consent to Establish vide no. Format 1.0/CAC-CELL/UAN No.0000136218/CE/2311001081 dtd 12.11.2023
 2. Consent to Establish for expansion vide no. Format Format1.0/CAC-CELL/UAN No.0000195741/CE/2502000950 dtd 11.02.2025
 3. Renewal of Consent to Operate (Part-I) vide No Format1.0/CAC-CELL/UAN No.0000218865/CR/2502000954 dtd 11/02/2025
 4. Consent to Operate (Part-II) vide No Format1.0/CAC-CELL/UAN No.0000179921/ CO/2403001667 dtd 17.03.2024
 5. Consent to Establish for expansion vide No Format1.0/CAC-CELL/UAN No.0000248035/CE/2508003613 dtd 28.08.2025
 6. Consent to Operate (Part-III) vide No Format1.0/CAC-CELL/UAN No.0000207107/ CO/2509001372 dtd 12.09.2025
 7. Minutes of 15th Consent Appraisal Committee Meeting of 2025-26 held on 29/01/2026

Your application NO. MPCB-CONSENT-0000262722

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-IV) is granted for period upto 31/12/2031**
2. **The capital investment of the project is Rs.481.78 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate(Part-IV) is valid for integrated township building construction project named as Godrej Parkridge, M/s. Ashadan Developers Pvt Ltd & Manjari Housing Projects LLP, Sector R-5, Gat No. Part- 138, Part- 139, Part- 140, and Part-141, Manjari Kh, Tal Haveli, Dist Pune on Total Plot Area of 33936 SqMtrs for Part-IV total construction BUA of 104446.30 SqMtrs out of Total Construction BUA of 29,91,962.45 SqMtrs as per EC granted dated 16/07/2025 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC dtd 06.06.2023	605947.00	1885880.00
2	EC (Expansion) dtd 08.02.2024	690796.00	2678417.00
3	EC (Expansion) dtd 16.07.2025	605947.00	2991962.45
4	C to E dtd 12.11.2023	605947.00	1885880.00
5	C to E (Expansion) dtd 11.02.2025	690796.00	2678417.00
6	C to R (Part-I) dtd 11.02.2025	605947.00	74797.66
7	C to O (Part-II) dtd 17.03.2024	605947.00	62535.70
8	C to E (Expansion) dtd 28.08.2025	690796.00	2991962.45
9	C to O (Part-III) dtd 12.09.2025	605947.00	299038.58

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	634	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 750 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	1208 Kg/Day	Segregation	To Authorized Vendor
2	Wet Waste	2281 Kg/Day	OWC with Composing	Used as Manure
3	Dry Sludge	62 Kg/Day	Dewatering	Used as Manure

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

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

- The 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 authorities.
- 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 the Organic waste digester with composting facility or biodigester with composting facility effectively for the treatment of wet garbage.
 12. PP shall comply with the condition of Environmental Clearance for expansion obtained vide No EC25B3812MH5343428N dtd 16.07.2025 for construction project on total plot area of 6,90,796 SqMtr and total construction BUA of 29,91,962.45 Sqmtr as per specific condition.
 13. 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-IV).
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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: **Shri. Abhay Pimparkar**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2026-03-12 19:04:10 IST



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2890680.00	MPCB-DR-37226	12/11/2025	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 **635 CMD for treatment of domestic effluent of 634 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	679.00
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-750 kVA	Acoustic Enclosure	5.50	HSD 150 Ltr/Hr	1	SO ₂	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
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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 Operate (Part-IV)	Rs 25 Lakhs	Existing/Extend	Operation and Maintenance of Pollution Control Systems and compliance of consent conditions	31/12/2031	31/12/2032

** 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, 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.0000218865/CR/2502000954

Date: 11/02/2025

To,
Ashadan Developers Pvt Ltd & Manjari
Housing Projects LLP., Gat No. 124, 125,
127, to 132, 137(P) to 142, 144, 145,
146(P), 147 to 153, 155 to 159(P), 160,
162 to 164, 166, 167, 169(P), 170(P),
194(P) of Manjari Village and on Gat No.
1255 Hissa No. 14, 17, 18, 28, 65, 66, 67,
69, 70, 71, 72(P), 73, 1265, 1267(P),
1273,1276 Hissa No. 2, 3, 5, 6, 26, 27, 28,
1A/2, 34, 37 of Wagholi Village Tal. Haveli,
Dist. Pune.



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

- Ref:**
1. Consent to Establish vide no. Format 1.0/CAC-CELL/UAN No.0000136218/CE/2311001081 dtd 12.11.2023
 2. Consent to Operate (Part-I) vide No Format1.0/CAC-CELL/UAN No.0000161078 /CO/2307000437 dtd 08.07.2023
 3. Consent to Operate (Part-II) vide No Format1.0/CAC-CELL/UAN No.0000179921/ CO/2403001667 dtd 17.03.2024
 4. Minutes of 15th Consent Appraisal Committee meeting held on 24.01.2025

Your application NO. MPCB-CONSENT-0000218865

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. **1st Consent to Operate (Part-I) is granted up to 30/06/2027**
2. **The capital investment of the project is Rs.466.64 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate(Part-I) is valid for building construction project named as M/s. Ashdan developers Pvt. Ltd. and Manjari Housing Projects LLP, Gat No. 124, 125, 127, to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170(P), 194(P) of Manjari Village and on Gat No. 1255 Hissa No. 14, 17, 18, 28, 65, 66, 67, 69, 70, 71, 72(P), 73, 1265, 1267(P), 1273,1276 Hissa No. 2, 3, 5, 6, 26, 27, 28, 1A/2, 34, 37 of Wagholi Village Tal. Haveli, Dist. Pune on Total Plot Area of 6,05,947 SqMtrs for completed Part-I total construction BUA of 74,797.66 SqMtrs out of Total Construction BUA of 26,78,417 SqMtrs as per EC granted 08.02.2024 dated including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 06.06.2023	605947.00	1885880.00
2	Environmental Clearance for Expansion dtd 08.02.2024	605947.00	2678417.00
3	Consent to Establish for Expansion dtd 12.11.2023	605947.00	1885880.00
4	Consent to Operate (Part-I) dtd 08.07.2023	605947.00	74797.66
5	Consent to Operate (Part-II) dtd 17.03.2024	605947.00	62535.70

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	487.30	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	1157 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	779 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	75.80 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 Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	17.00	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 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 effectly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall comply with the Condition of Environmental Clearance for expansion obtained vide No SIA/MH/INFRA2/416785/2023 dtd 08.02.2024 for construction project on total plot area of 6,90,796 SqMtr and total construction BUA of 26,78,417 Sqmtr 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.



Disnazg



Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-02-11 22:14:33 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	2799840.00	MPCB-DR-29215	16/09/2024	NEFT
2	393767.00	MPCB-DR-31234	06/01/2025	RTGS

PP has paid Rs 393767 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 495 CMD with MBBR technology for the treatment of 487.30 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	571.90
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	5.00	HSD 75 Ltr/Hr	1	SO ₂	36 Kg/Day

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

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



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate (Part-I)	Rs. 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.

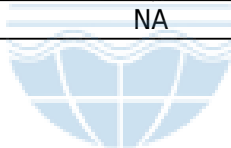
Existing BG obtained for above purpose if any may be extended for period of validity as above.

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 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.0000179921/CO/2403001667

Date: 17/03/2024

To,
Ashadan Developers Pvt Ltd & Manjari
Housing Projects LLP., Gat No. 124, 125,
127, to 132, 137(P) to 142, 144, 145,
146(P), 147 to 153, 155 to 159(P), 160,
162 to 164, 166, 167, 169(P), 170(P),
194(P) of Manjari Village and on Gat No.
1255 Hissa No. 14, 17, 18, 28, 65, 66, 67,
69, 70, 71, 72(P), 73, 1265, 1267(P),
1273,1276 Hissa No. 2, 3, 5, 6, 26, 27, 28,
1A/2, 34, 37 of Wagholi Village Tal. Haveli,
Dist. Pune.



Sub: Grant of 1st Consent to Operate (Part-II) of Integrated Township project under Red/LSI Category.

- Ref:**
1. Consent to Establish (revalidation) for Township project in the name of Kul Developers Pvt Ltd accorded by the Board vide letter No. Format1.0/BO/RO-HQ/CC-1704000934 dtd. 24/04/2017.
 2. Consent to Establish for Township project accorded by the Board vide letter Format1.0/CAC-CELL/UAN No. 0000075324/CE-2005000264 dtd. 08/05/2020.
 3. Environmental Clearance for Expansion in proposed Integrated Township project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/72190/2021 dtd. 09/01/2023.
 4. Environmental Clearance for Expansion in proposed Integrated Township project accorded by Env. Dept, GoM vide letter No. SIA/MH/INFRA2/416785/2023 dtd. 06/06/2023
 5. 1st Consent to Operate (Part-I) for Integrated Township project accorded by the Board vide letter No. Format1.0/CAC-CELL/UA No. 0000161078/CO/2307000437 dtd. 08/07/2023.
 6. Minutes of Consent Appraisal Committee meeting held on 11/01/2024.

Your application NO. MPCB-CONSENT-0000179921

For: Grant of 1st Consent to Operate (Part-II) 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-II) is granted up to 31/01/2027**
2. **The capital investment of the project is Rs.321.03 Cr. (As per C.A Certificate submitted by industry).**

3. **The 1st Consent to Operate (Part-II) is valid for Integrated Township project named as Ashadan Developers Pvt Ltd & Manjari Housing Projects LLP., Gat No. 124, 125, 127, to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170(P), 194(P) of Manjari Village and on Gat No. 1255 Hissa No. 14, 17, 18, 28, 65, 66, 67, 69, 70, 71, 72(P), 73, 1265, 1267(P), 1273, 1276 Hissa No. 2, 3, 5, 6, 26, 27, 28, 1A/2, 34, 37 of Wagholi Village Tal. Haveli, Dist. Pune on Total Plot Area of 6,05,947 SqMtrs for Construction BUA of 62,535.70 SqMtrs out of Total Construction BUA of 18,85,880 SqMtrs as per EC granted dated 06/06/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 26/03/2019	404497.00	372558.48
2	Revalidation of C to E- dtd. 24/04/2017	4118560.50	209277.00
3	C to E- dtd. 08/05/2020	404497.00	1327527.90
4	EC for - dtd. 26/03/2019	404497.00	1327527.90
5	EC for Exp - dtd. 09/01/2023	605947.00	1897065.00
6	EC for Exp - dtd. 06/06/2023	605947.00	1885880.00
7	1st C to O (Part-I) - dtd. 08/07/2023	605947.00	74797.66

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	414	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 400 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	820 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	546 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	33 Kg/Day	Dewatering	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	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	9.23	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 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. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. PP shall extend the existing BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-03-17 14:39:53 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1926180.00	MPCB-DR-21882	09/10/2023	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 430 CMD with MBBR technology for the treatment of 414 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	461.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 & S-2	DG Sets of 400 kVA x 02	Acoustic Enclosure	4.00	HSD 166.40 Ltr/Hr	1	SO ₂	79.872 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-II)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	31/07/2027

** 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.
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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.
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 - 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/26-27/04/AA/RE/212	Report Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s. Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Date & Time of Sampling	From 11:20 AM of 10/04/2026to 11:20 AM of 11/04/2026(24 hrs.)
Group	Atmospheric Pollution	Date of receipt of sample in lab	11/04/2026
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5
Sampling Location	R-2	Dry bulb temperature	38 °C
Wet bulb temperature	19.1°C	Relative Humidity	14 %
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	15.3	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	18.4	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	65.1	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	44.2	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	11.3	µg/m ³	≤ 180	IS 5182 Part 09
6	Ammonia (NH ₃)	7.25	µg/m ³	≤ 400	IS 5182 Part 25
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	IS 5182 Part 10
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.

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

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/26-27/04/AA/RE/211		Report Issue Date	15/04/2026	
Name and Address of Customer	Manjari & Wagholi ITP Project M/s. Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.				
Discipline	Chemical	Date & Time of Sampling		From 11:10 AM of 10/04/2026to 11:10 AM of 11/04/2026(24 hrs.)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		11/04/2026	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	R-1	Dry bulb temperature		38 °C	
Wet bulb temperature	19.1 ⁰ C	Relative Humidity		14 %	
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/04/2026	End Date of Analysis		15/04/2026	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	17.3	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	66.4	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	47.2	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	12.4	µg/m ³	≤ 180	IS 5182 Part 09
6	Ammonia (NH ₃)	8.25	µg/m ³	≤ 400	IS 5182 Part 25
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	IS 5182 Part 10
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.					

Remark- All above results are within National Ambient Air Quality standards.

Terms and Conditions

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- 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

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/26-27/04/AA/RE/213	Report Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Date & Time of Sampling	From 11:30 AM of 10/04/2026to 11:30 AM of 11/04/2026(24 hrs.)
Group	Atmospheric Pollution	Date of receipt of sample in lab	11/04/2026
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5
Sampling Location	R-7	Dry bulb temperature	37 °C
Wet bulb temperature	19.1°C	Relative Humidity	14 %
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	12.4	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	63.4	µg/m ³	≤ 100	IS 5182 (Part 4)
4	Particulate Matter PM _{2.5}	42.1	µg/m ³	≤ 60	IS 5182 (Part 24)
5	Ozone (O ₃)	10.1	µg/m ³	≤ 180	IS 5182 Part 09
6	Ammonia (NH ₃)	9.25	µg/m ³	≤ 400	IS 5182 Part 25
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)	0.35	mg/m ³	≤ 04	IS 5182 Part 10
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)

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Neetal Laboratories And Environmental Services Pvt. Ltd.

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

TEST REPORT (Ambient Air)

Report No.	NLES/26-27/04/AA/RE/214	Report Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Date & Time of Sampling	From 11:40 AM of 10/04/2026to 11:40 AM of 11/04/2026(24 hrs.)
Group	Atmospheric Pollution	Date of receipt of sample in lab	11/04/2026
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5
Sampling Location	R-5	Dry bulb temperature	38 °C
Wet bulb temperature	19.1°C	Relative Humidity	14 %
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	11.3	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	15.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	64.4	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)	9.63	µg/m ³	≤ 180	IS 5182 Part 09
6	Ammonia (NH ₃)	10.2	µg/m ³	≤ 400	IS 5182 Part 25
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)	0.33	mg/m ³	≤ 04	IS 5182 Part 10
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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Kalyani
Reviewed By
(Ms. Kalyani Gore)



Abhishek
Authorized Signatory
(Mr. Abhishek Tope)

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Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

TEST REPORT

Report No.	NLES/26-27/04/NI/RE/215	Report Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s. Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical		
Group	Atmospheric Pollution		
Sub Group	Ambient Noise		
Sample Name	Noise Level Monitoring		
Date of Sampling	10/04/2026		
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-1	64.0	53.2	Day Time = 75 dB(A) Night Time =70dB(A)
2	R-2	63.8	54.1	
3	R-7	63.2	51.1	
4	R-5	64.3	47.2	

Remark- Noise level results are within Central Pollution Control Board Standards limit.

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Reviewed By
(Ms. Kalyani Gore)



Abhishek
Authorized Signatory
(Mr. Abhishek Tope)

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TEST REPORT (Stack Emission)

Report No.	NLES/26-27/04/ST/RE/216	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Sample Description	Stack Material: MS
Group	Pollution & Environment.		Stack Height: 4.0 Mtr
Sub Group	Stack Emission		Stack Type: Round
Date of Sampling	10/04/2026	Sampling Location	DG Set -400 KVA (S-1)-R1
Date of receipt of sample in lab	11/04/2026	Sampling duration	30 Min
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	393	°K	--	--
2	Differential Pressure	3.2	mm WG		
3	Velocity	6.92	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	153.06	Nm3/Hr		
7	Total Particulate Matter	40.2	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	15.4	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.056	Kg/day	≤ 38.4	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	17.2	mg/Nm3	N.S.	IS 11255(Part 7)

➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,

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(Ms. Kalyani Gore)



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Authorized Signatory
(Mr. Abhishek Tope)

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TEST REPORT (Stack Emission)

Report No.	NLES/26-27/04/ST/RE/217	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Sample Description	Stack Material: MS
Group	Pollution & Environment.		Stack Height: 4.0 Mtr
Sub Group	Stack Emission		Stack Type: Round
Date of Sampling	10/04/2026	Sampling Location	DG Set -400 KVA (S-2)-R2
Date of receipt of sample in lab	11/04/2026	Sampling duration	30 Min
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	385	°K	--	--
2	Differential Pressure	3.5	mm WG		
3	Velocity	7.16	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	161.72	Nm3/Hr		
7	Total Particulate Matter	42.1	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	17.3	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.067	Kg/day	≤ 38.4	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	20.4	mg/Nm3	N.S.	IS 11255(Part 7)

➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,

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TEST REPORT (Stack Emission)

Report No.	NLES/26-27/04/ST/RE/218		Issue Date	15/04/2026	
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.				
Discipline	Chemical		Sample Description	Stack Material: MS	
Group	Pollution & Environment.			Stack Height: 5.50 Mtr	
Sub Group	Stack Emission			Stack Type: Round	
Date of Sampling	10/04/2026		Sampling Location	DG Set -750 KVA (S-1)-R5	
Date of receipt of sample in lab	11/04/2026		Sampling duration	30 Min	
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/04/2026		End Date of Analysis	15/04/2026	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	392	°K	--	--
2	Differential Pressure	3.7	mm WG		
3	Velocity	7.43	M/s		
4	Dimensions of Stack	0.1524	Mtr.		
5	Stack Area	0.0182	M ²		
6	Gas Volume	370.77	Nm3/Hr		
7	Total Particulate Matter	51.3	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	22.4	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.19	Kg/day	≤72.0	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	28.9	mg/Nm3	N.S.	IS 11255(Part 7)
➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,					

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(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

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Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

TEST REPORT (Stack Emission)

Report No.	NLES/26-27/04/ST/RE/219	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Sample Description	Stack Material: MS
Group	Pollution & Environment.		Stack Height: 5.0 Mtr
Sub Group	Stack Emission		Stack Type: Round
Date of Sampling	10/04/2026	Sampling Location	DG Set -625 KVA -S1(R-7)
Date of receipt of sample in lab	11/04/2026	Sampling duration	30 Min
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	410	°K	--	--
2	Differential Pressure	3.4	mm WG		
3	Velocity	7.28	M/s		
4	Dimensions of Stack	0.1524	Mtr.		
5	Stack Area	0.0182	M ²		
6	Gas Volume	347.54	Nm3/Hr		
7	Total Particulate Matter	43.5	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	18.4	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.15	Kg/day	≤ 36.0	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	21.3	mg/Nm3	N.S.	IS 11255(Part 7)

➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,

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TEST REPORT (Stack Emission)

Report No.	NLES/26-27/04/ST/RE/220	Issue Date	15/04/2026		
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.				
Discipline	Chemical	Sample Description	Stack Material: MS		
Group	Pollution & Environment.		Stack Height: 4.0 Mtr		
Sub Group	Stack Emission		Stack Type: Round		
Date of Sampling	10/04/2026	Sampling Location	DG Set -400 KVA-S1 (R-5A)		
Date of receipt of sample in lab	11/04/2026	Sampling duration	30 Min		
Sampling done by	Neetal Laboratories and Environmental Services Private Limited				
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	414	°K	--	--
2	Differential Pressure	3.6	mm WG		
3	Velocity	7.53	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	158.17	Nm3/Hr		
7	Total Particulate Matter	46.3	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	19.3	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.073	Kg/day	≤ 78.87	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	21.4	mg/Nm3	N.S.	IS 11255(Part 7)
➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,					

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Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

TEST REPORT (Stack Emission)

Report No.	NLES/26-27/04/ST/RE/221	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Sample Description	Stack Material: MS
Group	Pollution & Environment.		Stack Height: 4.0 Mtr
Sub Group	Stack Emission		Stack Type: Round
Date of Sampling	10/04/2026	Sampling Location	DG Set -400 KVA-S1 (R-5A)
Date of receipt of sample in lab	11/04/2026	Sampling duration	30 Min
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	418	°K	--	--
2	Differential Pressure	3.8	mm WG		
3	Velocity	7.77	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	161.72	Nm3/Hr		
7	Total Particulate Matter	49.3	mg/Nm3	≤ 150	IS 11255(Part 1)
8	Sulphur Dioxide (SO ₂)	20.1	mg/Nm3	N.S.	IS 11255 (Part 2)
9	Sulphur Dioxide (SO ₂)	0.090	Kg/day	≤ 78.87	IS 11255(Part 2)
10	Oxides of Nitrogen (Nox)	23.2	mg/Nm3	N.S.	IS 11255(Part 7)

➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,

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

TEST REPORT

Report No:	NLES/25-26/04/DW/RE/222	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical + Biological	Date of Sample Collection	10/04/2026
Group	Water	Date of receipt of sample in lab	11/04/2026
Sub Group	Drinking Water	Sample Quantity	02 Liter Plastic can + 250 ml Sterile Glass Bottle
Sample Description	Drinking Water-R1	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

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	7.12	-	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	68.0	mg/l	Max 500	APHA 2540 C, 24 th Ed. 2023
5	Total Alkalinity (as CaCO ₃)	31.2	mg/l	Max 200	APHA 2320 B, 24 th Ed. 2023
6	Total Hardness (as CaCO ₃)	36.4	mg/l	Max 200	APHA 2340 B, 24 th Ed. 2023
7	Chloride (as Cl)	10.2	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)	0.25	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)	7.20	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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(Ms. Kalyani Gore)




Authorized Signatory
(Mr. Abhishek Tope)

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Email: sales@neetalenvirolab.com / neetalenviro@gmail.com

Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

TEST REPORT

Report No:	NLES/25-26/04/DW/RE/223	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical + Biological	Date of Sample Collection	10/04/2026
Group	Water	Date of receipt of sample in lab	11/04/2026
Sub Group	Drinking Water	Sample Quantity	02 Litre Plastic can + 250 ml Sterile Glass Bottle
Sample Description	Drinking Water-R2	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

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	7.25	-	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	52.0	mg/l	Max 500	APHA 2540 C, 24 th Ed. 2023
5	Total Alkalinity (as CaCO ₃)	22.10	mg/l	Max 200	APHA 2320 B, 24 th Ed. 2023
6	Total Hardness (as CaCO ₃)	28.4	mg/l	Max 200	APHA 2340 B, 24 th Ed. 2023
7	Chloride (as Cl)	7.69	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)	0.10	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)	5.36	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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(Ms. Kalyani Gore)




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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

Report No:	NLES/25-26/04/DW/RE/224	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical + Biological	Date of Sample Collection	10/04/2026
Group	Water	Date of receipt of sample in lab	11/04/2026
Sub Group	Drinking Water	Sample Quantity	02 Litre Plastic can + 250 ml Sterile Glass Bottle
Sample Description	Drinking Water-R5	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

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	6.96	-	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	74.0	mg/l	Max 500	APHA 2540 C, 24 th Ed. 2023
5	Total Alkalinity (as CaCO ₃)	33.2	mg/l	Max 200	APHA 2320 B, 24 th Ed. 2023
6	Total Hardness (as CaCO ₃)	38.4	mg/l	Max 200	APHA 2340 B, 24 th Ed. 2023
7	Chloride (as Cl)	12.1	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)	0.26	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)	7.96	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	Per 100ml	Absent	IS 15185:2016
16	E.coli	Absent	Per 100ml	Absent	IS 15185:2016

Remark: The above Parameters Results are Comply with required limit as per IS 10500:2012.

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Reviewed By
(Ms. Kalyani Gore)




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Certifications :

ISO 9001 : 2015

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TEST REPORT

Report No:	NLES/25-26/04/DW/RE/225	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical + Biological	Date of Sample Collection	10/04/2026
Group	Water	Date of receipt of sample in lab	11/04/2026
Sub Group	Drinking Water	Sample Quantity	02 Litre Plastic can + 250 ml Sterile Glass Bottle
Sample Description	Drinking Water-R7	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

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	6.58	-	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	112.0	mg/l	Max 500	APHA 2540 C, 24 th Ed. 2023
5	Total Alkalinity (as CaCO ₃)	42.1	mg/l	Max 200	APHA 2320 B, 24 th Ed. 2023
6	Total Hardness (as CaCO ₃)	52.3	mg/l	Max 200	APHA 2340 B, 24 th Ed. 2023
7	Chloride (as Cl)	15.6	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)	0.52	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)	8.36	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	Per 100ml	Absent	IS 15185:2016
16	E.Coli	Absent	Per 100ml	Absent	IS 15185:2016

Remark: The above Parameters Results are Comply with required limit as per IS 10500:2012.

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TEST REPORT

Report No:	NLES/25-26/04/W/RE/226	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Date of Sample Collection	10/04/2026
Group	Water	Date of receipt of sample in lab	11/04/2026
Sub Group	Water	Sample Quantity	02 Litre Plastic can
Sample Description	WTP Water-UO1	Sample Status	Sealed
Sample collected by	Neetal Laboratories and Environmental Services Private Limited		
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Colour	1.0	Hazen	IS 3025 (Part-4)
2	pH at 25 ⁰ C	6.44	-	APHA 4500 H+ A, 24 th Ed. 2023
3	Turbidity	<1.0	NTU	IS 3025 (Part 10)
4	Total Dissolved Solids	422.0	mg/l	APHA 2540 C, 24 th Ed. 2023
5	Total Alkalinity (as CaCO ₃)	132.0	mg/l	APHA 2320 B, 24 th Ed. 2023
6	Total Hardness (as CaCO ₃)	288.23	mg/l	APHA 2340 B, 24 th Ed. 2023
7	Chloride (as Cl)	160.95	mg/l	APHA 4500 Cl-, B 24 th Ed. 2023
8	Sulphate (SO ₄)	52.68	mg/l	IS 3025(Part 24: Sec 1), Method (b)
9	Nitrate (as NO ₃)	22.54	mg/l	APHA 4500 NO3- B 24 th Ed. 2023
10	Fluoride (as F)	<0.10	mg/l	APHA 4500 F- D 24 th Ed. 2023
11	Calcium (as Ca)	79.35	mg/l	IS 3025 (Part 40), Method (a): 1991
12	Magnesium (as Mg)	21.88	mg/l	APHA 3500 Mg B 24 th Ed. 2023
13	Residual Chlorine	<0.30	mg/l	IS 3025 Part 26 (Rev.1, RA 2014)
14	Iron	<0.10	mg/l	APHA 3500 Fe B, 24 th Ed. 2023

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TEST REPORT

Report No.	NLES/26-27/04/SI/RE/227	Issue Date	15/04/2026	
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.			
Discipline	Chemical	Date of Sampling	10/04/2026	
Sub Group	Soil	Date of receipt of sample in lab	11/04/2026	
Sample Description	Construction Site-R1	Sample Quantity	1 Kg	
Sample Collected by	Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis	11/04/2026	End Date of Analysis	15/04/2026	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1.	pH	7.56	-	IS 2720 (Part 26), 1987
2.	Electrical Conductivity	512.3	µS/cm	IS 14767, 2000
3.	Water Content/Moisture	8.36	%	IS 2720 (Part 2), 1973
4	Soil Texture			
	a) Sand	22	%	Methods Manual, Soil Testing
	b) Slit	24	%	
	c)Clay	58	%	
5.	Available Phosphorous	20.1	kg/hec	Methods Manual, Soil Testing
6.	Calcium Carbonate	30.2	%	IS 2720 (Part 23), 1976
7.	Organic Carbon	0.28	%	IS 2720 (Part 22), 1976
8.	Organic Matter	0.44	%	IS 2720 (Part 22):1976
9.	Total Kjeldahl Nitrogen	0.036	%	IS 14684,1973
10.	Water Holding Capacity	72.0	%	Methods Manual, Soil Testing

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TEST REPORT

TEST REPORT					
Report No.		NLES/26-27/04/SI/RE/228		Issue Date	15/04/2026
Name and Address of Customer		Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.			
Discipline		Chemical	Date of Sampling		10/04/2026
Sub Group		Soil	Date of receipt of sample in lab		11/04/2026
Sample Description		Construction Site-R2	Sample Quantity		1 Kg
Sample Collected by		Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis		11/04/2026	End Date of Analysis		15/04/2026
Results					
Sr. No.	Parameters	Results	Unit(s)	Methods	
1.	pH	8.20	-	IS 2720 (Part 26), 1987	
2.	Electrical Conductivity	685.0	µS/cm	IS 14767, 2000	
3.	Water Content/Moisture	3.14	%	IS 2720 (Part 2), 1973	
4	Soil Texture				
	a) Sand	18	%	Methods Manual, Soil Testing	
	b) Slit	22	%		
	c)Clay	48	%		
5.	Available Phosphorous	17.2	kg/hect	Methods Manual, Soil Testing	
6.	Calcium Carbonate	17.9	%	IS 2720 (Part 23), 1976	
7.	Organic Carbon	0.30	%	IS 2720 (Part 22), 1976	
8.	Organic Matter	0.42	%	IS 2720 (Part 22):1976	
9.	Total Kjeldahl Nitrogen	0.030	%	IS 14684,1973	
10.	Water Holding Capacity	68.0	%	Methods Manual, Soil Testing	

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ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

TEST REPORT				
Report No.	NLES/26-27/04/SI/RE/229		Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.			
Discipline	Chemical	Date of Sampling		10/04/2026
Sub Group	Soil	Date of receipt of sample in lab		11/04/2026
Sample Description	Construction Site-R5	Sample Quantity		1 Kg
Sample Collected by	Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis	11/04/2026	End Date of Analysis		15/04/2026
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1.	pH	8.59	-	IS 2720 (Part 26), 1987
2.	Electrical Conductivity	420.3	µS/cm	IS 14767, 2000
3.	Water Content/Moisture	2.15	%	IS 2720 (Part 2), 1973
4	Soil Texture			
	a) Sand	32	%	Methods Manual, Soil Testing
	b) Slit	36	%	
	c)Clay	66	%	
5.	Available Phosphorous	21.3	kg/hect	Methods Manual, Soil Testing
6.	Calcium Carbonate	20.0	%	IS 2720 (Part 23), 1976
7.	Organic Carbon	0.42	%	IS 2720 (Part 22), 1976
8.	Organic Matter	0.58	%	IS 2720 (Part 22):1976
9.	Total Kjeldahl Nitrogen	0.042	%	IS 14684,1973
10.	Water Holding Capacity	52.0	%	Methods Manual, Soil Testing

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ISO 45001 : 2018

TEST REPORT				
Report No.	NLES/26-27/04/SI/RE/230		Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.			
Discipline	Chemical	Date of Sampling		10/04/2026
Sub Group	Soil	Date of receipt of sample in lab		11/04/2026
Sample Description	Construction Site-R7	Sample Quantity		1 Kg
Sample Collected by	Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis	11/04/2026	End Date of Analysis		15/04/2026
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1.	pH	8.54	-	IS 2720 (Part 26), 1987
2.	Electrical Conductivity	356.4	µS/cm	IS 14767, 2000
3.	Water Content/Moisture	4.25	%	IS 2720 (Part 2), 1973
4	Soil Texture			
	a) Sand	24	%	Methods Manual, Soil Testing
	b) Slit	27	%	
	c)Clay	60	%	
5.	Available Phosphorous	38.4	kg/hect	Methods Manual, Soil Testing
6.	Calcium Carbonate	14.2	%	IS 2720 (Part 23), 1976
7.	Organic Carbon	0.18	%	IS 2720 (Part 22), 1976
8.	Organic Matter	0.53	%	IS 2720 (Part 22):1976
9.	Total Kjeldahl Nitrogen	0.040	%	IS 14684,1973
10.	Water Holding Capacity	78.9	%	Methods Manual, Soil Testing

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Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

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TEST REPORT

TEST REPORT					
Report No		NLES/26-27/04/WW/RE/231		Issue Date	15/04/2026
Name and Address of Customer		Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.			
Discipline		Chemical	Date of Sample Collection		10/04/2026
Group		Pollution & Environment	Date of receipt of sample in lab		11/04/2026
Sub Group		Waste Water	Sample Quantity		01 Liter Plastic Can + 1 Lit Glass Bottle
Sample Description		STP-Outlet -R2	Sample Status		Sealed
Sample collected by		Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis		11/04/2026	End Date of Analysis		15/04/2026
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)	20.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	530.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	74.5	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)	163.0	mg/l	<600	APHA 4500 Cl ⁻ B,24 th Ed. 2023
7	Sulphate (as SO4)	42.1	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/26-27/04/WW/RE/232	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Date of Sample Collection	10/04/2026
Group	Pollution & Environment	Date of receipt of sample in lab	11/04/2026
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	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	7.89	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	24.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	480.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	60.1	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	14.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	158.4	mg/l	<600	APHA 4500 Cl ⁻ B, 24 th Ed. 2023
7	Sulphate (as SO ₄)	32.3	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.

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Kalyani
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TEST REPORT

Report No	NLES/26-27/04/WW/RE/233	Issue Date	15/04/2026
Name and Address of Customer	Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.		
Discipline	Chemical	Date of Sample Collection	10/04/2026
Group	Pollution & Environment	Date of receipt of sample in lab	11/04/2026
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	11/04/2026	End Date of Analysis	15/04/2026

Results

Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	6.89	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	16.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	342.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	52.4	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	12.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	130.1	mg/l	<600	APHA 4500 Cl ⁻ B, 24 th Ed. 2023
7	Sulphate (as SO ₄)	24.2	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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*****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/26-27/04/WW/RE/234		Issue Date	
		15/04/2026			
Name and Address of Customer		Manjari & Wagholi ITP Project M/s.Ashdan Developers Pvt.Ltd and Manjari Housing Projects LLP Manjari Khurd,Wagholi,Taluka-Haveli,District-Pune.			
Discipline		Chemical	Date of Sample Collection		10/04/2026
Group		Pollution & Environment	Date of receipt of sample in lab		11/04/2026
Sub Group		Waste Water	Sample Quantity		01 Liter Plastic Can + 1 Lit Glass Bottle
Sample Description		STP-Outlet –R5	Sample Status		Sealed
Sample collected by		Neetal Laboratories and Environmental Services Private Limited			
Start Date of Analysis		11/04/2026	End Date of Analysis		15/04/2026
Results					
Sr. No.	Parameters	Results	Unit	MPCB Limits	Methods
1	pH at 25°C	7.10	-	5.5-9.0	APHA 4500, H ⁺ , B: 24 th Ed. 2023
2	Total Suspended Solids (TSS)	34.0	mg/l	<50	APHA 2540 D, 24 th Ed. 2023
3	Total Dissolved Solids (TDS)	642.0	mg/l	<2100	APHA 2540 C, 24 th Ed. 2023
4	Chemical Oxygen Demand	94.5	mg/l	<100	IS 3025 (Part 58), 2006
5	Biochemical Oxygen Demand (BOD) 3 days at 27°C	24.0	mg/l	<30	IS 3025 (Part 44), 2019
6	Chloride (as Cl)	248.5	mg/l	<600	APHA 4500 Cl ⁻ B,24 th Ed. 2023
7	Sulphate (as SO4)	68.3	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*****

ANNEXURE 5
PAPER NOTICE

(payment)
17:00 hrs.)
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प्राधिकृत अधिकारी
शाखाधिकारी, भारतीय स्टेट बैंक, शिरूर घोडनदी

PUBLIC NOTICE

This is to inform that the project proponent **M/s. Ashdan Developers Pvt. Ltd. and Manjari Housing Projects LLP** has been granted Expansion in Proposed "Integrated Township Project" at Manjari, Wagholi Tal.: Haveli, Dist.: Pune. State Maharashtra vide **Environmental Clearance Identification No. EC25B3812MH5274692N**. Dated: 08.01.2026. 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. Ashdan Developers Pvt. Ltd. Date: 14.1.2026
Manjari Housing Projects LLP. Place: Pune
Expansion in Proposed Integrated
Township at Manjari, Wagholi, Tal.: Haveli, Dist. Pune.

: CORRIGENDUM :-4

Following rectification is made in E-Tender Notice No. 13 of the 2025-26 of Executive Engineer Ukai Division No. 1 Ukai PIN CODE No. 394680 Phone No. 02624-233221 Dist: Tapi

Event	Old Date	New Date
1 Last Date of Blank Tender will be available on web site : www.nprocure.com and www.statetenders.com up to date.	Dtd. 16-01-2026 18.00 Hrs.	Dtd. 27-01-2026 18.00 Hrs.
Physical submission of tender document of tender document Date/Time	23-01-2026 18.00 Hrs.	04-02-2026 18.00 Hrs.
Date of Opening of Price Bid	17-01-2026 12.00 Hrs.	28-01-2026 12.00 Hrs.

For further details please visit us at above stated office during office hours. All other conditions remains unchanged.

INF-SURAT-1338-2026

इंडियन बैंक
इलाहाबाद



Indian Bank
ALLAHABAD BANK

Hadapsar Branch

3-5 Sahyadri Saritanar Railway Crossing Sasane Nagar Hadapsar, Pune 411028.
Phone: 020-26825131 E-mail: hadapsar@indianbank.co.in

Possession Notice (for immovable property) under section 13(4) of SARFAESI act 2002

Whereas, the undersigned being the authorized officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (Act 54 of 2002) issued a demand notice dated 19.08.2025 calling upon the borrower (Mrs Medha Shekhar Kulkarni and Mr. Shekhar Chintaman Kulkarni (Ac-6715225421) with Indian Bank, Hadapsar Branch) to repay the amount mentioned in the notice being **Rs.3,20,893.40/- (Rupees Three lakh Twenty Thousand Eight Hundred and Ninety Three and Forty Paise Only)** plus interest and other expenses, within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower / guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13 (4) of the said Act read with rule 8 of the said rules on this 12th January 2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank, Hadapsar Branch, Pune for an amount **Rs.3,20,893.40/- (Rupees Three lakh Twenty Thousand Eight Hundred and Ninety Three and Forty Paise Only)** plus interest and other expenses thereon.

The borrower's attention is invited to the provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Flat No-05, 1st Floor admeasuring build area 39.86 Sq Mts i.e 430 Sq Ft in the society known as **Binawat Complex Co Op Housing Society Limited** which is constructed on property bearing S No 231/1E/1, situated at revenue village Hadapsar, Taluka Haveli, District Pune within the local limit of Pune Municipal Corporation and within the jurisdiction of registration district Sub Registrar Haveli, Pune belongs to both of you.

**Boundaries: East: Open Space West: Flat no-06
South: Flat no-04 North: Open Space**

Date: 12.01.2026
Place: Hadapsar, Pune
Authorised Officer
Indian Bank

- 1.1 Transport Shop - 01 No (Plinth area 5.6 sqm)
1.2 Cycle Repair Shop - 01 No (Plinth area 15.86 sqm)
2. Eligible applicants may apply in prescribed application form along with requisite documents and earnest money of Rs. 500/- (which is non-refundable) by 28 Jan 2026. Application form can be purchased from the office of OC RVB, CME for a cost of Rs. 50/- on any working day between 08:30 am to 2.00 pm.
3. The following categories are only eligible to submit the applications:-
(a) War widows/widows of defence personnel, killed while on duty.
(b) Disabled Soldier
(c) Ex-Servicemen
(d) Spouses/Widows of Ex-Servicemen.
4. It is requested to accord vide publicity for the same.

(OC RVB)
CME
Pune-31

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. II (Ministry of Finance)

3rd Floor, Telephone Bhavan, Strand Road Colaba, Mumbai - 400 005
ORIGINAL APPLICATION NO. 355 OF 2025

EXHIBIT: 11

HDFC Bank Ltd.
Versus
Rahul Govind Bapat And Anr.

Applicant
Defendants

SUMMONS

WHEREAS O.A. No. 355 of 2025 was listed before Hon'ble Presiding officer on 23.06.2025, WHEREAS this Hon'ble Tribunal is pleased to issue summons on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 7,03,37,269.41/- (Rupees Seven Crore Three Lakh Thirty Seven Thousand Two Hundred Sixty Nine and Forty One Paise Only). (Application along with documents etc. annexed). WHEREAS the service of summons could not be effected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal. In accordance with sub-section (4) of section 19 of the Act, you, the Defendants are directed as under:-

- To show cause within 30 thirty days of the service of summons as to why relief prayed for should not be granted.
 - To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial Number 3(A) of the Original Application.
 - You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under serial Number 3(A) of the Original Application, pending hearing and disposal of the application for attachment of the properties.
 - You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is created and/or other assets and properties specified disclosed under Serial no. 3A of the Original Application without the prior approval of the Tribunal.
 - You shall be liable to account for the sale proceeds realized 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 bank of financial institution holding security interest over such assets.
 - You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-II on 24/04/2026 at 11.00 a.m. Failing which the application shall be heard and decided in your absence.
- Given/Issued under my hand and the seal of this Tribunal on this 16th day of December, 2025.



Sd/-
Registrar
DRT-II, Mumbai

To,

1. RAHUL GOVIND BAPAT PROPRIETOR OF SWAYAM HOSPITALS (PRINCIPAL BORROWER AND MORTGAGOR) An Indian Adult, having address at Swayam Hospitals, Ground Floor, Tiara Complex, Polharan Road No. 2, Vasant Vihar, Thane 400 607, Maharashtra
Also at : at Flat No. 302, 3rd Floor, Bldg. No. 03, Rodas Hiranandani Estate, Manpada, Thane 400607, Maharashtra
Also At : B-124, Shrayan CHS, Tarangan Complex, Samata Nagar, Thane 400606, Maharashtra
Also At : Baba Bapat Memorial Plaza - Unit No. B-8 (Hall) @ Basement Floor, in C.S. No. 5512, Near Central School, Opposite to Krantiveer Nanasaheb Patil Statue, Karad - Vita Road, Vita, Taluka - Khanapur, District - Sangli-415311
Also At : Baba Bapat Memorial Plaza - Unit G-8 (Hall) @ Ground Floor in C.S. No. 5512, Near Central School, Opposite to Krantiveer Nanasaheb Patil Statue, Karad - Vita Road, Vita, Taluka - Khanapur, District - Sangli-415311
Also At : Baba Bapat Memorial Plaza - Unit No. F-1 (Hall) @ First Floor in C.S. No. 5512, Near Central School, Opposite to Krantiveer Nanasaheb Patil Statue, Karad - Vita Road, Vita, Taluka - Khanapur, District - Sangli-415311
2. MADHAVI RAHUL BAPAT (CO-BORROWER AND MORTGAGOR) An Indian Adult, having her address at Swayam Hospitals, Ground Floor, Tiara Complex, Polharan Road No. 2, Vasant Vihar, Thane 400 607, Maharashtra
Also at : at Flat No. 302, 3rd Floor, Bldg. No. 03, Rodas Hiranandani Estate, Manpada, Thane 400607, Maharashtra
Also At : B-124, Shrayan CHS, Tarangan Complex, Samata Nagar, Thane 400606, Maharashtra
Also At : Baba Bapat Memorial Plaza - Unit No. B-8 (Hall) @ Basement Floor, in C.S. No. 5512 Near Central School, Opposite to Krantiveer Nanasaheb Patil Statue, Karad - Vita Road, Vita, Taluka - Khanapur, District - Sangli-415311
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DEFENDANTS

PUNE

NOTICE INVITING TENDER

1. Tenders are invited from eligible applicants for running the following shops at College of Military Engineering (CME), Dapodi, Pune - 411031.

1.1 Transport Shop - 01 No (Plinth area 5.6 sqm)

1.2 Cycle Repair Shop - 01 No (Plinth area 15.86 sqm)

2. Eligible applicants may apply in prescribed application form along with requisite documents and earnest money of Rs. 500/- (which is non-refundable) by 28 Jan 2026. Application form can be purchased from the office of OC RVB, CME for a cost of Rs. 50/- on any working day between 08:30 am to 2.00 pm.

3. The following categories are only eligible to submit the applications:-

(a) War widows/widows of defence personnel killed while on duty.

(b) Disabled Soldier

(c) Ex-Servicemen

(d) Spouses/Widows of Ex-Servicemen.

4. It is requested to accord vide publicity for the same.

(OC RVB)
CME
Pune-31

यूको बँक UCO BANK

(भारत सरकारचा उपक्रम)

पुणे शहर शाखा

(नियम - ८(१))

ताबा नोटीस (स्थावर मिळकत)

ज्याअर्थी, खालील सही करणार अधिकृत अधिकारी, यूको बँक, पुणे शहर शाखा यांनी सेक्युरिटी इन्व्हेस्टमेंट ऑफ फायनान्सिअल असेट्स अँड एन्फोर्समेंट ऑफ सेक्युरिटी इन्व्हेस्टमेंट ऑक्ट २००२ (२००२ मधील नं. ५४) यांना प्राप्त झालेल्या कलम क्र. १३(१२) अन्वये सेक्युरिटी इन्व्हेस्टमेंट (एन्फोर्समेंट) नियम २००२ व नियम ३ नुसार कर्जदार श्री. प्रविण बाळकृष्ण खंडाळकर, सौ. संगिता प्रविण खंडाळकर यांना थकबाकी रक्कम रुपये २६,२३,२५१/- (रुपये सव्वीस लाख तेवीस हजार दोनशे एकावन्न फक्त) दिनांक ३१/०७/२०२५ पर्यंतचे व्याज समाविष्ट आणि व्याज आणि अनुषंगिक खर्च सदर नोटीस मिळाल्यानंतर ६० दिवसांचे आत भरण्याची मागणी, मागणी नोटीसीने दि. ०७/११/२०२५ रोजी बँकेने त्यांना केली होती.

परंतु वर उल्लेखिलेले कर्जदार यांनी नोटीसीमध्ये दिलेल्या रकमेचा भरणे केलेला नसल्याने उपरोक्त वर उल्लेखिलेले कर्जदार व इतर तमाम लोकांस कळविण्यात येते की खालील सही करणाऱ्यांनी खालील नमूद केलेल्या मिळकतीचा सदर कायदा कलम १३(४) नियम ८ अन्वये सेक्युरिटी इन्व्हेस्टमेंट (एन्फोर्समेंट) नियम २००२ मधील प्रदान केलेल्या अधिकारानुसार दि. १२ जानेवारी २०२६ रोजी प्रतिकात्मक ताबा घेतला आहे.

उपरोक्त कर्जदार व तमाम लोकांस कळविण्यात येते की सदर मिळकतीविषयी कोणीही कोणत्याही प्रकारचा व्यवहार करू नये, जर कोणी असा व्यवहार केल्यास तो बँकेवर बंधनकारक राहणार नाही व सदर मिळकतीवरील यूको बँक यांची थकबाकी रक्कम रक्कम रुपये २६,२३,२५१/- (रुपये सव्वीस लाख तेवीस हजार दोनशे एकावन्न फक्त) दिनांक ३१/०७/२०२५ पर्यंतचे व्याज समाविष्ट आणि व्याज आणि अनुषंगिक खर्च इत्यादींचा बोजा अबाधीत राहील.

स्थावर मिळकतीचे वर्णन

सर्व तद्गांभूत वस्तू आणि स्थावर मिळकत : बानवडी, पुणे ४११०४० सं. नं. ४, हिस्सा नं. ५ आणि ८, सीटीएस नं. ८०४-८०६, येथील श्रीजी को. ऑ. हौ. सोसा. मधील बिल्डिंग ही मधील पहिल्या मजल्यावरील फ्लॅट नं. ४ यांसी चतुःसीमा - पुर्वेस : मोकळी जागा, पश्चिमेस : पल्लें नं. ३, दक्षिणेस : जिना, उत्तरेस : मोकळी जागा. ही इन्स्ट्रिक्टबल मॉर्गिन मिळकत.

स्थळ : पुणे शहर

दिनांक : १२.०१.२०२६

(अधिकृत अधिकारी)

यूको बँक

दिन : स्वीर भायार, ताकावत अशुल्कास ईंग्ली आश



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
कोल कॅपिटल अँड
एक परिवार एक बँक

संगमवाडी शाखा : प्लॉट नं. १४, सी एस नं. १७४, डोले पाटील रोड, हॉटेल कपिलाजवळ, संगमवाडी, पुणे-४११००१
ईमेल : bom822@mahabank.co.in

ताबा नोटीस (अपेंडिक्स IV ऑक्ट रूल ८(१) अंतर्गत)

सार्वजनिक सूचना

सूचित करण्यात येते कि मे. अंशदान डेक्लपर्स प्रा. लि. आणि मांजरी हौसिंग प्रोजेक्ट्स एल एल पी. यांच्या मांजरी, वाघोली, ता. - हवेली, जि. पुणे. येथील एकात्मिक टाउनशिप प्रकल्पास पत्र क्र. नं. EC No. EC25B3812MH5274692N अन्वये दि. ०८.०१.२०२५ रोजी पर्यावरण विषयक विस्तार परवानगी मिळाली आहे. सदर, मांजरीची प्रत महाराष्ट्र प्रदूषण मंडळ यांच्या कडे तसेच <http://parivesh.nic.in> या संकेत स्थळावर उपलब्ध आहे.

मे. अंशदान डेक्लपर्स प्रा. लि. आणि मांजरी हौसिंग प्रोजेक्ट्स एल एल पी.

दि. १४.१.२०२६

ठिकाण: पुणे

मांजरी, वाघोली, ता. - हवेली, जि. पुणे. येथील एकात्मिक टाउनशिप प्रकल्प

फॉर्म नं. ३
रियुलेशन-१३(१)(ए) पहा

कर्ज वसुली न्यायाधिकरण, औरंगाबाद

युनिट नं. ३०७ ते ३१०, ३ रा मजला, काकडे विज्ञ आयकॉन बिल्डींग, शिवाजीनगर, पुणे-४११००५.

केस नं. : ओए/६८४/२०२३
सदर कायद्याचे कलम १९ च्या उपकलम (४) आणि कर्ज वसुली न्यायालय (प्रक्रिया) नियम १९९३ च्या नियम ५ च्या उपनियम (२ए) अनुसार आमंत्रण

बँक ऑफ महाराष्ट्र निशाणी क्र. १२७३३
विरुध्द

सॅम सिटीज किचन प्रा. लि.

- प्रति,
- (१) सॅम सिटीज किचन प्रा. लि., स. नं. १४, गिरीधर ओअॅसिस सोसायटीजवळ, खराडी, पुणे, महाराष्ट्र
 - (२) श्री. अलिफिया शब्बीर हुसेन सईद, स. नं. १४/१, थिटे, वस्ती, गिरीधर ओअॅसिस सोसायटीजवळ, खराडी, पुणे, महाराष्ट्र - ४११०१४.
 - (३) अनीसखान बख्तिआ अख्खान खान, स. नं. १४/१, थिटे वस्ती, गिरीधर ओअॅसिस सोसायटीजवळ, खराडी, पुणे, महाराष्ट्र - ४११०१४.

समन्स

जसे की ओए/६८४/२०२३ माननीय पीठासीन अधिकारी/नोदणी अधिकारी यांच्यापुढे सुनावणीसाठी दि. १७/१२/२०२५ रोजी ठेवण्यात आले होते.

जसे की सदर माननीय न्यायालय हे रु. २,१२,६५,५४२.४० एवढ्या कर्जरकमेच्या वसुलीसाठी आपल्या विरोधात सदर कायद्याचे (ओए) कलम १९(४) अंतर्गत दाखल करण्यात आलेल्या अर्जाच्या संदर्भात आमंत्रण/सूचना जारी करू इच्छित आहे. (सोबत कागदपत्रे दि. ८ च्या प्रतीसह अर्ज जोडण्यात आला आहे.)

सदर कायद्याच्या कलम १९ च्या उप-कलम (४) अनुसार प्रतिवादी यांना पुढीलप्रमाणे सूचना देण्यात येत आहेत.

- i) सदर सूचना पोहोच झाल्यानंतर ३० दिवसांच्या आत अर्जात विनंती केल्यानुसार आदेश जारी करण्यात का येऊ नये, याची कारणे दाखवावीत.
- ii) मूळ अर्जामध्ये अनुक्रम ३ए मध्ये अर्जदारांनी ज्या मालमत्ता आणि भांडवल यांचा उल्लेख केलेला आहे त्या व्यतिरिक्त अन्य मालमत्ता आणि भांडवल यांचा तपशील जाहीर करणे.
- iii) मूळ अर्जात अनुक्रम ३ए मध्ये उघड करण्यात आलेल्या मालमत्ता आणि भांडवल या संदर्भात प्रलंबित असलेली सुनावणी सदर मालमत्ता जप्त करण्याबाबत असलेल्या अर्जाचा निवाडा होण्याआधी गहाणतारण असलेली किंवा अन्य तत्सम मालमत्ता यांची विव्हेटाद, लावण्यास आपणास प्रतिबंधित करण्यात येत आहे.
- iv) मूळ अर्जातील अनुक्रम ३ए मध्ये नमूद करण्यात आलेली मालमत्ता किंवा भांडवल ज्याचे गहाणतारण करण्यात आलेले आहे, ती आणि/किंवा अन्य भांडवल आणि मालमत्ता यापैकी काहीही आपण विक्री, भाडेकरार किंवा अन्य मार्गाने फक्त आपल्या व्यवसायाच्या नियमित प्रवृत्तीव्यतिरिक्त अन्य मार्गाने या न्यायालयाच्या अनुमतीशिवाय हस्तांतरित करू नये.
- v) सदर गहाणतारण मालमत्ता व अन्य भांडवल आणि मालमत्ता आपल्या नियमित प्रवृत्तीने किंवा व्यवसायानुसार विक्री केल्यास त्या माध्यमातून जमा होणारी रक्कम ही आपण आमच्या बँकेत असलेल्या आपल्या खात्यामध्ये किंवा सदर मालमत्तांच्या संदर्भात गहाणतारण धारण करणाऱ्या अन्य वितीय संस्थांच्या खात्यात जमा करणे आवश्यक आहे.

याप्रमाणे आपणास सूचना देण्यात येत आहे की, आपण या संदर्भात लेखी निवेदन सादर

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ज्याअर्थी ख
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(एन्फोर्समेंट)
मे. के. एस.
उत्तम सावं
की, त्यांनी
रु. १,०४,३
अधिक त्या
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