

Date: 25/12/2022

To,  
Additional Principal Chief Conservator of Forests,  
Ministry of Environment, Forest & Climate Change,  
Regional Office (West Central Zone),  
Ground Floor, East Wing,  
"New Secretary Building"  
Civil Lines, Nagpur - 440001

**Subject:** Submission of Half Yearly Post Environmental Clearance  
Compliance Report for the December - 2022 Submission

**Project:** Proposed Construction Project "Green County Phase -III" at "S. No. 172/10, 172/11 (P), Pune Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Tal. Haveli, Pune" by "M/s. F5 Developers & Anand Developers"

**Reference:** EC Letter No. SIA/MH/MIS/164764/2020 dated 23/08/2021

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the December 2022 submission.  
This is for your kind information and consideration.

Thanking You,

Yours Faithfully

M/s. F5 Developers & Anand Developers"

Project at "S. No. 172/10, 172/11 (P), Pune Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Tal. Haveli, Pune"



Authorized Signatory

Encl.:

- 1) Project details.
- 2) Six Monthly compliance report.



Copy To,

- 1) Sub Regional Officer, Maharashtra Pollution Control Board, Jog Center, Pune - 03
- 2) Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai - 22.
- 3) Environment Department, Room No. 217, 2nd Floor, Mantralaya, Annexe, Mumbai-32.

# **ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT**

**For the period of  
(December 2022 Submission)**

**For  
Proposed Project  
"Green County Phase -III"**

**(Ref: EC Letter No. SIA/MH/MIS/164764/2020 dated 23/08/2021)**

**Monitoring the Implementation of Environmental Safeguards**  
**Ministry of Environment, Forest & Climate Change**  
**Regional Office (West Central Zone), Nagpur**  
**Monitoring Report Data Sheet (Part – I)**

**Project Details**

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8 B of EIA Notification 2006 )
2.	Name of the Project	Proposed Construction Project "Green County Phase -III"
3.	Clearance letter(s) /OM NO.& date	EC Letter No. SIA/MH/MIS/164764/2020 dated 23/08/2021
4.	Location	"S. No. 172/10, 172/11 (P), Pune Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Tal. Haveli, Pune" by "M/s. F5 Developers & Anand Developers"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18°28'46.19" N 73°57'24.15" E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Manoj Asawa 8th Floor, City Square Building, Shivaji Nagar, Pune-411005
	b) Address of executive project engineer/manager (with pin code/ fax numbers )	Mr. Manoj Asawa 8th Floor, City Square Building, Shivaji Nagar, Pune-411005
6.	Salient Features	
	a) of the project	• EC Letter is attached
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 12418.75 Sq. m EC granted for Built up Area : 27902.09 Sq. m Ground Coverage %: 17.15%
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC, ST/advisees	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and	Not Applicable.

	systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	<b>Financial Details :</b>	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	A. Project Cost- 40.82 Crore B. Total cost incurred so far- NIL - Construction is not yet started
	b) Allocation made for environmental management plans with item wise and year wise break-up	A. Capital Cost (EMP) – 139.75 Lacs B. O&M Cost (Construction Phase) –3.75 Lacs/year C. O&M Cost (Operation Phase) – 20Lacs
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	A. Capital Cost - NIL - Construction is not yet started B. Construction Phase – 1645 Lacs/Year (Air Monitoring, Site Barricading)
10.	<b>Forest Land Requirement</b>	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	• Architect Certificate is attached.
13.	<b>Reason for delay</b> if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

## Point Wise Compliance Report – Part II

### I. SPECIFIC CONDITIONS

#### A, SEAC Conditions

Sr.	Conditions	Compliance
I)	Committee noted that fire NOC is up to 11 Floors, PP to obtain Fire NOC for proposed 15 Floors	Complied & uploaded on EC Web portal.
II)	PP submitted HT line NOC	Noted.
III)	PP to submit Water Supply NOC	Complied & uploaded on EC Web portal.
IV)	PP to submit traffic study & Noise Monitoring as proposed project is near highway	Complied & uploaded on EC Web portal.
V)	PP to revise FTM	Complied & uploaded on EC Web portal.
VI)	PP to provide alternate tree plantation plan	Complied & uploaded on EC Web portal.
VII)	PP to provide electric charging points in parking to cover 25% of total parking	Noted & agreed to comply with.

#### B. SEIAA Conditions

Sr.	Conditions	Compliance
I)	PP to provide grass pavers of suitable types.	Agreed to comply with
II)	PP to achieve at least 5% of total energy requirement from solar / other renewable sources	Agreed to comply with
IV)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	It is being followed.
v)	SEIAA decided to grant EC for- FSI: 17002.95 m2, Non-FSI: 10899.14 m2 and Total BUA: 27902.09 m2 (Plan Approval no- CC/0236/20, dated 13.07.2020)	Noted.

## II. GENERAL CONDITIONS

### A. Construction Phase

Sr.	Conditions	Compliance
I)	The solid waste generated should be properly collected and segregated. Dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Separate garbage room has been provided for segregation of dry and wet waste. OWC is proposed for wet waste management.
II)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	It is being followed.
III)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste material is generated since it is a construction activity.
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.	Proper sanitation facilities are provided at site for construction labors and staff. Temporary toilets with septic tank and soak pit provision are provided.
V)	Arrangement shall be made that waste water and storm water do not get mixed.	Arrangement is made.
VI)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	It is being followed.
VII)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Not Applicable as we are using Water Tankers for the Construction purpose.
VIII)	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Not Applicable as we are using Water Tankers for the Construction purpose.
IX)	Fixtures for showers, toilet flushing and drinking should be of low flow	Low Flow Fixtures for toilet flushing and drinking will be installed.

Sr.	Conditions	Compliance
	either by use of aerators or pressure reducing devices or sensor based control.	
X)	The Energy conservation Building Code shall be strictly adhered to.	Design is as per ECBC requirement.
XI)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	All the topsoil excavated during construction activities is stored and used for landscaping
XII)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes we are following the same.
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.	It is being followed.
XIV)	PP to strictly adhere to all the conditions mentioned in Maharashtra Protection & Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	Agreed to comply with
XV)	The Diesel generator sets to be used during construction phase should be low sulphur diesel type & should be confirm to EPA rules	Agreed to comply with
XVI)	PP to adhere to all conditions mentioned in Maharashtra Protection & Preservation of Trees Act, 1975 as amended during the validity of EC	Agreed to comply with
XVII)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Noted.
XVIII)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to	Site is barricaded.

Sr.	Conditions	Compliance
	conform to the stipulated standards by CPCB/MPCB.	
XIX)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted.
XX)	The 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 separate environment cell / designated person.	Separate designated person is deployed to avoid the disturbance to the surroundings.

## B. Operation Phase:

Sr.	Conditions	Compliance
I)	The solid waste generated should be properly collected and segregated. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	OWC is Proposed.
II)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste will be segregated and will be disposed through Authorized Vendor as per E-Waste (Management and Handling) Rules, 2016
III)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall	Sewage Treatment Plant (STP) of 125 KLD & 45 KLD is proposed- MBBR Technology



Sr.	Conditions	Compliance
	be recycled / refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP	
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.	Noted.
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.	Noted
VI)	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site is avoided.
VII)	PP to provide adequate electric charging points for Electric Vehicles (EV's)	
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.	It is being followed.
IX)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Agreed to comply with
X)	Separate funds shall be allocated for implementation of environmental protection measures	Provision for its budgetary requirements have been made in annual expenditure for Facility Management

Sr.	Conditions	Compliance
	/ EMP along with item-wise breaks-up. These cost shall be included as part of the project cost.	
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 Parivesh Website.	Noted.
XII)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1st December of each calendar year.	Noted.
XIII)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted.
XIV)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (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.

### C. General EC Conditions

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted
II)	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have received Consent to Establish from MPCB
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.	Agreed to comply with
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.	Agreed to comply with
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.	Agreed to comply with
VI)	No further expansion / modifications, other than mentioned in EIA Notification & its amendments, shall be carried out without prior approval of the SEIAA. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures	Noted.

Sr.	Conditions	Compliance
	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.	Not Applicable
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted.
5.	This Environmental Clearance is issued purely from an environment point of view without prejudice to any court case and all other applicable permissions / NOC's shall be obtained before starting the proposed work.	Noted.
6.	In the case of submission of false document and non compliance of stipulated conditions, Authority / Environment department will revoke / suspend the EC without any intimation & initiate legal action under EOA, 1986.	Noted.
7.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Noted.
8.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	Noted.
9.	The above stipulations would be	Noted.

Sr.	Conditions	Compliance
	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.	
10.	Any appeal against this Environment clearance shall lie with the National Green.	Noted.

## INTRODUCTION

The Environmental Management Plan is a site-specific plan developed in order to ensure that the project is implemented in an environmentally sustainable manner, where all the contractors & sub-contractors (including consultants) understand the potential environmental risks arising from the proposed expansion project & take appropriate actions.

EMP also ensures that the project implementation is carried out in accordance with the design & by taking appropriate mitigation actions to reduce adverse environmental impact during its life cycle.

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

### During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

## During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

## Land Environment

### During Construction Phase

Waste generated from construction activity includes construction debris,  
The following section discusses management for each type of waste.

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

### During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

## Air Environment

### During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

# Environment Management Plan

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- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

## Operation Phase

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

### Vehicle Emission Controls

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

### Landscape Development

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

## Noise Environment

### Construction Phase

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

## Water Environment

### Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.



## Operation Phase

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

### Minimizing water consumption

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

### Usage:

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
  - Wastewater Treatment Scheme
  - Storm Water Management scheme have been suggested.

### Wastewater Treatment Scheme

MBBR technology will be used for sewage treatment. Treated sewage will be used for flushing & gardening, total STP capacity will be 260 m<sup>3</sup>/day.

## BIOLOGICAL ENVIRONMENT

### Construction Phase

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

### Operation Phase

The project is commercial in nature & will have minimal emissions, for which efforts will be taken to minimize the impact. Extensive plantation & landscaping is done to mitigate any impact during this phase.

### Plantation & Landscaping

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc. Total 198 trees will be planted at site.

# Environment Management Plan

## Environment Monitoring Cell

We will form the environmental management cell which will be headed by an Environment Manager. He will be supported by adequate number of personnel having sufficient educational and professional qualification and experience to discharge responsibilities related to environmental management including; statutory compliance, pollution prevention, environmental monitoring, preventive maintenance of pollution control equipment and green belt development. The head of the cell will directly report to the top management. This cell will be a nodal agency to coordinate and provide necessary services on environmental issues during construction and operation of the project. This department will interact with MPCB, MoEF, CPCB and Other environment regulatory agencies. The cell will be effective until handing over of the project to the Environmental Management Committee.

## Environmental Management Audits

The management audits are to be determining whether the activities are conforming to the environmental management systems & effective in implanting the environmental policy. They may be internal or external, but carried out impartially & effectively by a person properly trained for it. Abroad knowledge of the environmental process & expertise in relevant disciplines is also required. An appropriate audit programs & protocols will be established.

### Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

### Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
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# Environment Management Plan

Water Regime	<ul style="list-style-type: none"> <li>• Install water meters, take reading routinely, &amp; record in the register.</li> <li>• Install necessary mobile toilet for construction workers &amp; staff etc. to look after its operational &amp; maintenance.</li> <li>• Keep a daily watch on sanitation/drains &amp; good housekeeping.</li> <li>• Examine proper management of channelization of water to avoid water logging at site.</li> <li>• Oil spill prevention measures to be taken to avoid pollution of water body.</li> <li>• Material storage areas to be kept far away from water body</li> </ul>	<ul style="list-style-type: none"> <li>• Install waster meters &amp; take readings routinely.</li> <li>• Monitoring of PH, COD, BOD&amp; TSS of the units to ensure good treatment of wastewater into sewage treatment.</li> <li>• Ensure the network of connection to rain water harvesting units.</li> <li>• Monitoring of water from recharge pits for specified parameters.</li> </ul>
Air	<ul style="list-style-type: none"> <li>• Monitoring of Air Quality through MoEF approved lab.</li> <li>• Ensure water sprinkling for dust suppression.</li> <li>• Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored.</li> <li>• Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures.</li> <li>• Examine proper traffic arrangements for construction vehicles including instance of their PUC.</li> <li>• Prohibition of open burning of solid waste.</li> <li>• Provision of mask &amp; other personnel gazettes to workers with regular health check-up programme.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare a schedule &amp; implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures &amp; specification as per CPCB norms for its stack height.</li> <li>• Trees will be planted with special care for controlling dust &amp; noise &amp; placing them very near to the sources of nuisance from air &amp; noise point of view.</li> <li>• Monitoring of Air quality through MoEF approved lab.</li> <li>• DG Set Stack monitoring through MoEF approved lab.</li> </ul>
Solid Waste	<ul style="list-style-type: none"> <li>• Provide training to sub-contractor &amp; worker for good sanitation &amp; collecting their individual waste separate it as dry &amp; wet in respective color coded dustbins provided.</li> <li>• Isolated storage of construction raw material such as paint varnishes etc.</li> <li>• Segregated garbage will be handed over to authorized agency.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure collection of solid waste everyday &amp; keeping the record of this qty&amp; documents.</li> <li>• Segregation of garbage into degradable &amp; non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.</li> </ul>
Soil & Greening	<ul style="list-style-type: none"> <li>• Provision of separate place for storage of top soil to be used in due course for plantation.</li> <li>• Avoid excavation during high windy day &amp; heavy monsoon day.</li> </ul>	<ul style="list-style-type: none"> <li>• Proper landscaping is designed by the landscape architect that are of native species, having good</li> </ul>

## Environment Management Plan

	<ul style="list-style-type: none"><li>• Excess excavation will be used within the premises.</li><li>• Ensuring that no trees cutting.</li><li>• Plant trees along the boundary of project area.</li></ul>	<p>canopy capable of barricading noise, wind borne dust.</p> <ul style="list-style-type: none"><li>• Ensure maintenance of lawn &amp; tree plantation.</li><li>• Provision of work force, tools &amp; watering arrangements.</li><li>• The trimming to be conducted routinely &amp; especially at advent of monsoon.</li><li>• To keep a watch on storm water drainage especially on adequacy of capacity.</li></ul>
Noise	<ul style="list-style-type: none"><li>• To prepare &amp; get approved a regular Noise monitoring schedule &amp; stations.</li><li>• Provision of ear plugs for constructions labor &amp; staff insist its use.</li><li>• There will be no noisy work in night shift.</li><li>• Ensure the provision of barricades along periphery of the site.</li><li>• To obtain guidance from the suppliers &amp; maintain acoustic enclosures for DG sets</li></ul>	<ul style="list-style-type: none"><li>• To prepare &amp; get approved a regular Noise monitoring schedule.</li><li>• To obtain guidance from the suppliers &amp; maintain acoustic enclosure for DG sets.</li><li>• To ensure smooth flow make provision of proper parking arrangements, traffic management.</li></ul>





SPIRO DESIGNS,  
Architects & Interior Designers

E-mail : [info@spirodesigns.in](mailto:info@spirodesigns.in)

To Whom It may concern

Date: 03/01/2023

**Sub:** Built up area completion statement of proposed Residential cum Commercial project "Green County Phase III" located at S.No-172/10,172/11(P), Pune-Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Tal. Haveli, Pune. by M/s F5 Developers & Anand Developers

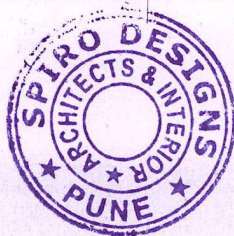
Dear Sir,

As the architect of the above-mentioned project, we hereby give an undertaking regarding the construction works carried out till date for our project is as per the earlier Environmental Clearance (vide letter no. SIA/MH/MIS/164764/2020 dt. 23/08/2021).

At present, PP has constructed FSI Area of 0.00 m<sup>2</sup>, Non FSI area of 0.00 m<sup>2</sup> and Total construction area is 0.00 m<sup>2</sup> on site.

The building wise already constructed BUA is tabulated as below:

Bldg. No. & Configuration as per EC	Floors constructed as on date	Constructed Areas		
		FSI Area (Sq. m)	Non FSI Area (Sq. m)	Total BUA (Sq. m)
Tower - B	0	0.00	0.00	0.00
Tower - C	0	0.00	0.00	0.00
Tower - D	0	0.00	0.00	0.00
Tower - E (MHADA+Commercial)	0	0.00	0.00	0.00
<b>Total</b>	0	0.00	0.00	0.00
<b>Total Built Up Area</b>			0.00	0.00



Yours Faithfully,

Ar. Shailesh P. Dandane  
CA/2005/37015



**SHREEJI AQUA TREATMENT PVT. LTD.***We treat WATER under one roof*

**Pune:** 21 A, Shreeji Complex, Nehru Nagar, Pimpri, Pune: 411 018.  
**Vadodara:** Plot No.1, Shah Ind. Park -1, Vadodara-Savli Road, Lamdapura. 391 775 Dist. Vadodara  
**Lab.:** 1 & 4, Shreeji terrace apt. Plot No. 53, Purna Nagar, Chikhli, Pune: 411 019.  
**Ph.:** 020-27423939 • **Fax:** 020-27421127 • **Customer Care No.** +91 9225247365  
**Web:** www.shreejiaqua.com • **Email:** info@shreejiaqua.com

Laboratory Recognised by Ministry of Environment, Forest &amp; Climate Change, Govt. of India.

**AMBIENT AIR MONITORING REPORT**

F/SL/RR-9.9/09/21

<b>Client Name :</b> <b>Green County Phase III</b> Site: S. No. 172/10, 172/11 (P), Fursungi, Tal. Haveli, Pune	<b>Report No. :</b> SL/22-23/02/MAA/1/8C <b>Inward Date :</b> 16/09/2022 <b>Analysis Date :</b> 16/09/2022 <b>Report Date :</b> 19/09/2022
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**AMBIENT MONITORING DETAILS**

<b>Date of Sampling :</b> 15-16/04/2022	<b>Time:</b> 11:30 am	<b>Location :</b> Near Main Gate
<b>Monitoring Representative :</b> Mr. Abhay		<b>Collected By :</b> SATPL Team

**METROLOGICAL DATA**

<b>Wind Velocity (km/hrs) :</b> 3	<b>Ambient Temperature °C :</b> 27
<b>Wind Direction :</b> East to west	<b>Humidity % :</b> 54
<b>Dry Bulb Temperature °C :</b> 30	<b>Wet Bulb Temperature °C :</b> 28

**RESULTS**

Sr. No.	Parameters	Unit	Reference Method	Results	NAAQS Limits (2009)
1	Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	IS 5182 (Part 2):2001	59.1	≤ 80
2	Nitrogen Dioxide (NO <sub>2</sub> )	µg/m <sup>3</sup>	IS 5182 (Part 6):2006	56.5	≤ 80
3	Particulate Matter PM <sub>10</sub>	µg/m <sup>3</sup>	IS 5182 (Part 23):2006	71.2	≤ 100
4	Particulate Matter PM <sub>2.5</sub>	µg/m <sup>3</sup>	CPCB Guidelines Vol.-1 2013	39.8	≤ 60
5	Carbon Monoxide (CO)	mg/ m <sup>3</sup>	IS 5182 (Part 10):2003	0.1	≤ 04(1hr)
6	Lead as (Pb)	µg/m <sup>3</sup>	IS 5182 (Part 22):2004	BDL	≤ 1.0
7	Ozone (O <sub>3</sub> )	µg/m <sup>3</sup>	IS 5182 (Part 9):1974	1.9	≤ 180(1hr)
8	Ammonia (NH <sub>3</sub> )	µg/m <sup>3</sup>	APHA-401-1988	32.5	≤ 400
9	Benzene (C <sub>6</sub> H <sub>6</sub> )	µg/m <sup>3</sup>	IS 5182 (Part 11):2006	BDL	≤ 05
10	Benzo(a)Pyrene (BaP)	ng/m <sup>3</sup>	IS 5182 (Part 12):2004	BDL	≤ 01
11	Arsenic (As)	ng/m <sup>3</sup>	APHA-3 <sup>rd</sup> Edition-302	BDL	≤ 06
12	Nickel (Ni)	ng/m <sup>3</sup>	APHA-3 <sup>rd</sup> Edition 16	BDL	≤ 20

**Note:** NAAQS = National Ambient Air Quality Standards, BDL= Below Detectable Limit.**DETAILS OF INSTRUMENT USED**

<b>Instrument Used :</b>	Respirable Dust Sampler (RDS)
<b>Date of calibration :</b>	12/03/2022
<b>Validity</b>	11/03/2023

**REMARK:** As above mentioned monitoring report all the parameters are within the limits.

-----End of Test Report-----

**Authorized Signatory****Dr. Archana Waykole**  
(Government Analyst)

**SHREEJI AQUA TREATMENT PVT. LTD.***We treat WATER under one roof*

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Laboratory Recognised by Ministry of Environment, Forest &amp; Climate Change, Govt. of India.

**AMBIENT NOISE MONITORING REPORT**

F/SL/RR-9.8/08/08

<b>Client Name :</b> <b>Green County Phase III</b> Site: S. No. 172/10, 172/11 (P), Fursungi, Tal. Haveli, Pune	<b>Report No.</b> : SL/22-23/05/MNM/6K
	<b>Inward Date</b> : 16/09/2022
	<b>Analysis Date</b> : 16/09/2022
	<b>Report Date</b> : 19/09/2022

**NOISE MONITORING**

Sr. No.	LOCATIONS	NOISE LEVEL READING IN dB (A)		NOISE STANDARD in dB (A) FOR DAY TIME, NIGHT TIME. As per MPCB Limits (Commercial Establishment) Day Time -65/Night Time 55 dB
		Day	Night	
1	Near Main Gate	54.5	46.9	

**REMARK:** As per above mentioned report, near Main Gate meets with the limit of noise standards.**DETAILS OF INSTRUMENT USED**

<b>Instrument Used</b>	Sound Level Meter
<b>Date of Calibration</b>	16/03/2022
<b>Validity</b>	15/03/2023

----- **END OF THE REPORT** -----**Authorized Signatory****Dr. Archana Waykole**  
(Government Analyst)

Page 1 of 1

## **ANNEXURE**

1. Site Photographs
2. Environmental Clearance Letter
3. Water NOC
4. Drainage NOC
5. Swachh NOC
6. Newspaper Advertisement



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/164764/2020  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date: 23/08/2021

To  
M/s F5 Developers & Anand Developers,  
S.No-172/10,172/11 (P), Pune-Saswad Road,  
Bhekrai Nagar, Near Power House, Fursungi,  
Tal. Haveli, Pune.

Subject : Environment Clearance for Proposed Construction Project "Green County Phase-III" at S.No-172/10,172/11 (P), Pune-Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Tal. Haveli, Pune. by M/s F5 Developers & Anand Developers

Reference : Application no. SIA/MH/MIS/164764/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 115th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 227<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/164764/2020	
Name of Project	"Green County Phase-III" by M/s F5 Developers & Anand Developers	
Project category	8(a)	
Type of Institution	Private	
Project Proponent	Name	Mr. Manoj Asawa
	Regd. Office address	8 <sup>th</sup> Floor, City Square Building, Shivaji Nagar, Pune – 411005.
Consultant	M/s JV Analytical Services Accreditation Number: NABET/EIA/1720/IA0022	
Applied for	New Project	
Details of previous EC	NA	
Location of the project	S.No-172/10,172/11 (P), Pune-Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Tal. Haveli, Pune.	
Latitude and Longitude	Latitude - 18°28'46.19"N Longitude -73°57'24.15"E	
Total Plot Area (m <sup>2</sup> )	12418.75 m <sup>2</sup>	
Deductions (m <sup>2</sup> )	2678.24m <sup>2</sup>	
Net Plot area (m <sup>2</sup> )	9740.51m <sup>2</sup>	
Proposed FSI area (m <sup>2</sup> )	17002.95m <sup>2</sup>	

Proposed Non-FSI area (m <sup>2</sup> )	10899.14m <sup>2</sup>			
Proposed TBUA (m <sup>2</sup> )	27902.09m <sup>2</sup>			
TBUA (m <sup>2</sup> ) approved by Planning Authority till date	27902.09m <sup>2</sup> (FSI area: 17002.95m <sup>2</sup> + Non-FSI area: 10899.14m <sup>2</sup> )			
Ground coverage (m <sup>2</sup> ) & %	2128.91m <sup>2</sup> 17.15 % of total plot area (12418.75 m <sup>2</sup> ) 21.85 % of net plot area (9740.51 m <sup>2</sup> )			
Total Project Cost (Rs.)	Rs. 40,82,57,033			
CER as per MoEF & CC circular dated 01/05/2018	<b>Activity</b>	<b>Location</b>	<b>Cost (Rs.)</b>	<b>Duration</b>
	1) Infrastructure creation for sanitation	We will provide good sanitation facilities such as wash basins & latrines to - 1) Anath Ashram Hadapsar-08 Nos. of Toilets & 04 Nos. of wash basins. 2) Municipal School No. 81, Hadapsar- 08 Nos. of Toilets & 04 Nos. of wash basins 3) ZP Hospital at Fursungi - 08 Nos. of Toilets & 04 Nos. of wash basins	Rs.15,00,000	Year: 2021-22 Year: 2023-24 Year: 2025-26
	2) Infrastructure creation for Rainwater Harvesting	Implementation of Rain water harvesting for - 1) Government High School at Manter Wadi, Fursungi - 05 Nos. of Pits 2) Zilla Parishad Prathmik Shala, Hadapsar - 05 Nos. of Pits 3) ESI Hospital, Hadapsar - 05 Nos. of Pits	Rs.15,00,000	Year: 2021-22 Year: 2023-24 Year: 2024-25
	3) Infrastructure creation for Plantation in community area	Plantation will be done with safety jali at - 1) PMC Garden at Hadapsar- 200 Nos. 2) Late Jaisingrao Sasane Garden at Wanawadi - 200 Nos. 3) Pune Municipal Garden at Sasane	Rs.12,00,000	Year: 2021-22 Year: 2023-24 Year: 2025-26

				Nagar, Hadapsar-200 Nos.		
			4)Ambulance	We will provide Ambulance to - 1) ZP Hospital at Fursungi - 01 No.	Rs.40,00,000	Year: 2022-23
Details of Building Configuration:						Reason for Modification / Change
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	NA
-	-	-	Tower – B	B+P+15 F	44.96 m	
-	-	-	Tower - C	B+P+15 F	44.96 m	
-	-	-	Tower - D	B+P+15 F	44.96 m	
-	-	-	Tower – E (Residential+MHA DA+Commercial)	B+G+15 F	44.96 m	
Total number of tenements			Total Tenements – 240 Nos. Shops - 04 Nos.			
Water Budget	Dry Season (m³/day)			Wet Season (m³/day)		
	Fresh Water		109.57m³/day	Fresh Water		109.57m³/day
	Recycled Water for Gardening		10.00 m³/day	Recycled Water for Gardening		NA
	Swimming Pool		NA	Swimming Pool		NA
	Recycled Water for Flushing		55.26m³/day	Recycled Water for Flushing		55.26m³/day
	Total		174.83m³/day (One Time)	Total		164.83m³/day (One Time)
	Excess treated water generation		83.09m³/day	Excess treated water Generation		93.09m³/day
Water Storage Capacity for Firefighting / UGT	Domestic water tank Capacity: 164.36 m³ Flushing water tank Capacity: 55.26 m³ Fire water tank Capacity: 200.00 m³					
Source of water	Pune Municipal Corporation (PMC)					
Rainwater Harvesting (RWH)	Level of the Ground water table:		Summer Season: 18.67 m to 25.00 m BGL.(21.84 m Ave.) Rainy Season: 7.00 m to 10.00m BGL. (8.50 m Ave.) Winter Season: 12.84 m to 17.50 m BGL. (15.17 m Ave.)			

	Size and no of RWH tank(s) and Quantity:	NA	
	Quantity and size of recharge pits:	6 Nos. (3 Nos. for roof top & 3 Nos. for surface run off) a) 2.00 m. X 2.00 m. X 1.25 m. Depth with 55 To 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Depth. (For Roof Top) b) 2.00 m. X 2.00 m. X 2.00 m. Depth with 55 To 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Depth. (For Surface Run off)	
	Details of UGT tanks if any:	Domestic water tank Capacity: 164.36 m <sup>3</sup> Flushing water tank Capacity: 55.26 m <sup>3</sup> Fire water tank Capacity: 200.00 m <sup>3</sup>	
Sewage and Wastewater	Sewage generation in CMD:	164.83 m <sup>3</sup> /day	
	STP technology:	MBBR	
	Capacity of STP (CMD):	STP1: 125 m <sup>3</sup> /day (For Tower-B, C & D) STP2: 45 m <sup>3</sup> /day (For Tower- E)	
Solid Waste Management during Construction Phase	Type	Quantity(kg/day)	Treatment / disposal
	Dry waste:	16.00 Kg/day	Send to Authorized Vendor
	Wet waste:	24.00 Kg/day	Send to Authorized Vendor
	Construction waste	40.00 Kg/day	Use for Levelling
Solid Waste Management during Operation Phase	Type	Quantity(kg/day)	Treatment / disposal
	Dry waste:	249.00 Kg/day	Handed over to Authorized Vendor
	Wet waste:	366.00 Kg/day	Organic Waste Converter
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	1.8 Kg/day	Handed over to Authorized Vendor
Green Belt Development	STP Sludge (dry)	14.87 Kg/day	Used as manure after treatment in OWC.
	Total RG area (m <sup>2</sup> ):	1181.22 m <sup>2</sup>	
	Existing trees on plot:	58 Nos.	
	Number of trees to be planted:	104 Nos.	
	Number of trees to be cut:	-	
Power requirement:	Number of trees to be transplanted:	-	
	Source of power supply:	MSEDCL	
	During Construction Phase (Demand Load):	100 KW	
	During Operation phase (Connected load):	1328.25 KW	
	During Operation phase (Demand load):	633.78 KW	
	Transformer:	630 KVA – 1 No. & 315 KVA – 1 No.	
	DG set:	160KVA–1No. & 100KVA–1No.	

	Fuel used:	HSD		
Details of Energy saving	Solar water heating systems will be done for bathrooms. Solar lights will be provided for common amenities like Street lighting & Garden lighting. LED based lighting will be done in the common areas, landscape areas, signage's, entry gates and boundary compound walls etc. Auto Timer switches will be provided for Street lights, Garden lights, Parking & staircase Lights & other common area Lights, for saving electrical energy. Water level controllers with timers will be used for Water pumps. To create awareness to end consumer or flat owner, for using energy efficient light fittings LED lights.			
Environmental Management plan budget during Construction phase	Type	Details		Cost
	Capital Cost	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets		20.00 Lakh
	O & M Cost	Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction& Labour, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for Children, Food for children.		3.75 Lakh/year
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
	Storm Water	NA	NA	NA
	Sewage treatment (STP-1)	STP-125m³/day	18.00 Lakh	6.87 Lakh/year
	Sewage treatment (STP-2)	STP-45m³/day	10.90 Lakh	5.23 Lakh/year
	Water treatment	NA	NA	NA
	RWH	-	7.00 Lakh	0.30 Lakh/year
	Swimming Pool	NA	NA	NA
	Solid Waste	OWC	12.75 Lakh	2.86 Lakh/year
		Dry Waste Management	-	1.44 Lakh/year
	Hazardous waste	NA	NA	NA
	E-waste	-	-	0.50 Lakh/year
	Bio-medical Waste Management	-	-	1.00 Lakh/year
	Green belt development	-	32.00 Lakh	2.40 Lakh/year
	Energy saving	-	32.92 Lakh	1.64 Lakh/year
	Environmental Monitoring	-	-	2.50 Lakh/year
Disaster Management	-	149.70 Lakh	15.03Lakh/year	

	Pumping of storm water	-	3.00 Lakh	0.30 Lakh/year
Traffic Management	<b>Type</b>	<b>Required as per DCR</b>	<b>Actual Provided</b>	<b>Area per parking (m<sup>2</sup>)</b>
	4-Wheeler	237Nos.	237 Nos.	25 m <sup>2</sup> - Open Parking 30 m <sup>2</sup> - Covered Parking 35m <sup>2</sup> -Basement Parking
	2-Wheeler	523 Nos.	523 Nos.	3.00 m <sup>2</sup>
	Bicycles	306 Nos.	306 Nos.	1.4 m <sup>2</sup>

3. The proposal has been considered by SEIAA in its 227<sup>th</sup> meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. Committee noted that, the fire NoC is upto 11th floors only. PP to obtain Fire NoC for proposed 15th floors.
2. PP submitted the NOC regarding High tension line is not required as Proposed OWC is not below the HT Line. It is proposed after the 9m set back margin from HT line.
2. PP to submit the Water supply NoC.
3. PP to submit traffic study, Noise Monitoring as proposed project is near to highway.
4. PP to revise Fire Tender Movement Plan to ensure continuity and coverage of all sides indicating 6 m width and Turning radius of 9 m at all curvatures. A single drawing with better resolution should be submitted.
5. PP to provide alternate tree plantation plan as trees proposed in garden are not acceptable.
6. PP to provide electric charging points at suitable places in parking to cover minimum 25% of total parking.

**B. SEIAA Conditions-**

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3<sup>rd</sup> of plot area as well as allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 17002.95 m<sup>2</sup>, Non-FSI- 10899.14 m<sup>2</sup>, Total BUA- 27902.09 m<sup>2</sup>. (Plan approval- CC/0236/20, dated 13/07/2020)

**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 off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the

stipulated standards by CPCB/MPCB.

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

#### **B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.



- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (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 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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar-Mhaikar  
(Member Secretary, SEIAA) 23/8/2024

Copy to:

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

## SITE PHOTOGRAPHS





कार्यकारी अभियंता कार्यालय  
मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र.: १७६७  
दिनांक :- २७/११/२०२०

प्रति,  
मे. एफ ५ डेव्हलपर्स आणि आनंद डेव्हलपर्स ट्रफे  
भागीदार श्री.देवेद्र बंकटलाल राठी  
ऑफिस नं.८०३, सिटी स्क्वेअर,  
सिटी एस नं.१७२३, झेनिथ कॉम्पलेक्स जवळ  
शिवाजीनगर पुणे - ०५

यांजकडेस....

विषय : पुणे पेठ मौजे फुरसुंगी स.नं.१७२/१० आणि १७२/११, या मिळकती मधील नियोजित  
बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी झेनेज विभागाकडून प्रोव्हीजनल दाखला  
मिळणेबाबत.

संदर्भ : आपले पत्र आ.क्र.१२०१ दि. ०८/११/२०१९

महोदय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण पुणे पेठ मौजे  
फुरसुंगी स.नं.१७२/१० आणि १७२/११, या मिळकतीसाठी झेनेज डेव्हलपमेंट चार्जेस महानगरपालिका  
नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील बाबी प्रस्तावीत  
केलेल्या आहेत. (३४४२१.७० चौ.मी. बांधकाम क्षेत्रासाठी)

१	मिळकतीचे क्षेत्रफळ	-	१२४१९.०० चौ.मी.
२	बिलटप ऐरिया (एफ.एस.आय + नॉन एफ.एस.आय)	-	१७०९०.४६ चौ.मी. + १७३३१.२४ चौ.मी. = ३४४२१.७० चौ.मी.
३	इमारतीची संख्या आणि उंची	-	इमारती ४ (बी - ४४.९६ मी.) (सी - ४४.९६ मी.) (डी - ४४.९६ मी.) (इ - ४४.९६ मी.)
४	निवासी सद्दिका संख्या	-	२४०
५	व्यापारी गाळे	-	५
६	मान्य नकाशा प्रत	-	नाही.
७	जा.क्र. CC/ दि.	-	नाही.
८	आवश्यक पाणी पुरवठा	-	महाडा
९	तयार होणारे मैलापाणी	-	१२१.५० KLD
१०	सिवरेज टिटमेंट प्लॅटची आवश्यक क्षमता	-	११०.०० KLD
११	सिवरेज टिटमेंट प्लॅटची प्रस्तावित क्षमता	-	११०.०० KLD
१२	एस.टी.पी डिझाईन ची ड्राईज व अहवाल	-	१२५.०० KLD
१३	मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का ? असल्यास मोजमापे	-	प्रस्तावित केलेला आहे. नियोजित नकाशात दर्शविला आहे.
१४	पाण्याचा पूर्णवापर करण्याच्या उपाययोजना	-	गार्डन, फ्लशिंग व इत्यादी
१५	जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	-	अदयाप जागेवर काम सुरू नाही. सदरचा पर्यावरण दाखला मिळणेसाठी ना हरकत पत्र आवश्यक आहे.



१६ विकसनकर्ता यांचे र.रु.१००/- स्टॅम्प पेपरवर - नाही.

हमीपत्र

वरील प्रमाणे संदर्भ क्र.१ अन्वये प्रस्ताव दाखल केलेला आहे. त्या अनुषंगाने मलनिःसारण विभागामार्फत खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला देण्यात येत आहे.

- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनिःसारण नलिकेस जोडू नये.
- २) पावसाळ्यातील पाण्याची बोरवेल् घेऊन पाणी जिरवण्याची व्यवस्था स्वतंत्रपणे करणेत यावी.
- ३) सदर प्रकल्पासाठी (१२५.०० KLD व म्हाडा ४५.०० KLD) घमी प्रतिदिन क्षमतेचा मैलाशुद्धीकरण केंद्र बांधण्यात यावे.
- ४) मैलाशुद्धीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) प्रस्तुत प्रकल्पासाठी वरील संदर्भात नमूद केलेल्या ईसी व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- ६) पुणे महानगरपालिका आरोग्य उप विधी मधील तरतुदी बंधनकारक राहतील.
- ७) मंजूर नकाशांमध्ये बदल झाल्यास नव्याने प्रस्ताव दाखल करून मंजूर करून घेणे बंधनकारक राहिलं.
- ८) मंजूर नकाशाची प्रत या कार्यालयाकडे सादर करणार या अटीवर.

विशेष अट :- १) प्रक्रिया केलेले सांडपाण्याचा पुर्न वापर इमारतीच्या अंतर्गत टॉयलेट फ्लशिंग गार्डनिंग इ. करावा.

विषयांकित मिळकतीमधील अस्तित्वातील मलवाहिनी जोडाकरीता भविष्यात प्रस्ताव दाखल केल्यानंतर त्या परिसरातील अस्तित्वातील म.न.पा च्या मलवाहिनीस जोडणेस स्वतंत्रपणे मंजूरी घेणे आवश्यक आहे.

तरी सदरचे नाहरकत प्रमाणपत्र पर्यावरण दाखल्यासाठी देणेत येत आहे.

  
कनिष्ठ अभियंता

मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

  
उप अभियंता

मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

  
प्र. कार्यकारी अभियंता

मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

## जाहीर सूचना

महाराष्ट्र सरकार, पर्यावरण विभाग , खोली क्रं. २१७ , दुसरा मजला, मंत्रालय, मुंबई - ४०००३२ यांनी त्यांच्या पत्र क्रं. **SIA/MH/MIS/१६४७६४/२०२०** दिनांक २३ ऑगस्ट २०२१, द्वारे मे. एफ ५ डेव्हलपर्स आणि आनंद डेव्हलपर्स, पुणे ह्यांच्या रहिवासी व्यावसायिक प्रकल्पासाठी पर्यावरण विषयक परवानगी दिली आहे. सदर पर्यावरण विषयक परवानगीच्या प्रती आपल्या माहितीसाठी महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध असून महाराष्ट्र शासन पर्यावरण विभागाच्या पुढील संकेतस्थळावर पाहू शकता. <http://parivesh.nic.in>

**मे. एफ ५ डेव्हलपर्स आणि आनंद डेव्हलपर्स ग्रीन कॉंटी**  
स. नं. १७२/१०, १७२/११ (P), पुणे-सासवड रोड, भेकराई नगर,  
पॉवर हाउस जवळ, फुरसुंगी, ता. हवेली, जि. पुणे.

# **PUBLIC NOTICE**

Government of Maharashtra, Environment Department, Room No.217, 2nd Floor, Mantralaya Annexe, Mumbai - 400032, has accorded **Environmental Clearance No SIA / MH / MIS / 164764 / 2020 Dated. 23rd August 2021** for Residential & Commercial Project of **M/s. F5 Developers & Anand Developers, Pune**. Copies of the Clearance letter are available with Maharashtra Pollution Control Board & May also be seen at website of Government of Maharashtra, Department of Environment <http://parivesh.nic.in>

**M/s. F5 Developers & Anand Developers. "Green County P-III"**  
S No. 172/10, 172/11 (P), Pune-Saswad Road,  
Bhekrai Nagar, Near Power House, Fursungi,  
Tal. Haveli, Dist. Pune.





## Office of the Chief Fire Officer

Pune Municipal Corporation

Out W.No : FB/ 860

Date : 18/6/2021

( FUR / 0004 / 19 )

To,  
Shailesh Dandane Architects,  
Tilak Road, Pune.

**Sub :- Revised Provisional Fire NOC for proposed building at S.No. 172/10, 11(P), Fursungi, Pune. ( For Tower B, C, D, E Only )**

Ref :- Your Office request letter Dt.08.06.2021.

As per your request, visited the proposed site along with Mr. Sanjay Urmode on Dt.09.06.2021 and discussed with him regarding the fire protection system to be installed in the proposed building.

1. It is open plot.
2. Motorable road is shown on the plan submitted to this office.
3. Two staircases will be provided for each tower as per plans submitted to this office.
4. Two lifts will be provided a for each tower s per submitted plans to this office & one of them should be a stretcher lift as per NBC 2016 & the Notification No. TPS-1806/2125/ C.R.435(A)/ 06 / UD-13, of Urban Development Department, Government of Maharashtra.
5. Buildings B, C, D will be use for residential purpose and E will be use for mixed ( shops on ground floor, residence on 1<sup>st</sup> to 15<sup>th</sup> floor) purpose as per plans submitted to this office.
6. Parking will be provided basement & ground floor as per submitted plans.
7. Height of the proposed building will be 44.96 Mtrs. Only.
8. Fire premium charge is paid by challan No.1) CE/BP/17809/19 Dt.06.11.2019, Rs.6,29,500/-  
2) 45205, Dt.15.06.2021, Rs.7,85,000/-
9. Fire service & annual fee are paid by challan No. CE/BP/17809/19 Dt.06.11.2019, Rs.1,21,200/-  
2) 45207, Dt.15.06.2021, Rs.83,200/-
10. Fire infrastructure charges are paid by challan No. 45206, Dt.15.06.2021, Rs.3,82,950/-
11. Total plot area is 12419.00 Sq.Mtrs. and total built-up area will be 14120.39 Sq.Mtrs. as per submitted plans.

**Considering the above, This office has No objection to construct the building as proposed subject to the compliance of following building fire prevention & fire protection systems.**

1. All the electrical wiring in the building should be carried out in concealed.
2. Terrace tank (overhead tank) should be provided for each tower with 20000 Ltrs. of water and should be preserved exclusively for fire fighting.
3. Down comer should be provided for each tower from terrace tank to parking level. (G.I. "C" class ISI marked - 6" dia. Pipeline of Zenith / Jindal / TATA/Surya/APL Apollo/Siddhartha / Bhushan) Parking level to terrace level pipe line should be of 6" dia. & overhead tank to pump & then terrace level - 4" dia.
4. Non return valve, Air valve and Main valve should be provided for each tower on the D.C. line near the overhead tank.
5. Hose Reel drum, Hydrant Valves & other fire fighting equipments should be gun metal / SS ISI marked and should be provided for each tower at each landing with necessary equipments. Rubber hose should be preferably yellow flurosent, 19 mm ID ISI marked & not less than 20 Mtrs.
6. Fire service inlet with hydrant valve outlet should be provided for each tower at ground level & it should be accessible for fire service personnel for easy operation.
7. Single hose box with delivery hose of 63 mm dia. ISI marked. With ISI marked branch pipe should be provided for each tower on the ground floor & at each floor upwards.
8. Booster Pump of Kirloskar, Crompton, Mather, Platt, Lubi or C.R.I. makes of, with 900 LPM. per giving a pressure not less than 3.2 kg./Cm<sup>2</sup> at topmost hydrant with ISI mark. Electrical starter at ground floor as well as on terrace level should be provided for each tower .
9. ISI marked Portable ABC type fire extinguishers should be provided for each tower at:  
a) Main switch board, b) Parking, c) Lift room, d) Transformer room, e) Each floor.
- 10.a) Transformer must be out of building.  
b) Photo luminous exit and other signs such as EXIT, DANGER, NO SMOKING must be provided at each floor near staircase and at other necessary places.  
c) Manual Call Point with Talk-back P. A. system should be provided at each floor near staircase.

-: 2 :-


- d) Generator / alternate power supply should be provided to operate lift/fire lift, fire pump etc. incase of failure of regular electricity. Certificate of the electric contractor regarding this, should be submitted to this office at the time of the final N.O.C.
- e) All the electrical wiring of the building used for Manual Call Point & Talk-back P.A.system should be ISI marked.
- f) Telephone numbers of responsible persons, Fire Brigade, nearest hospital should be displayed on the board, This board should be displayed on prominent place. Preferably at the security cabin.
11. Underground tank with capacity of 75000 Ltrs. water with a provision of fire fighting pump of 2280 LPM. capacity @ 3.5 kg./Cm2 at the farthest point with a stand by pump (diesel driven) of similar capacity separately for each tower.(Submersible pump or Monoblock pump will not be acceptable.)
12. Court yard hydrant system should be provided. The distance between two hydrants should not be more than 30.00 Mtrs.
13. Fire lift should be provided for each building as per provisions of NBC 2016.
14. Fire door should be provided for each tower at each floor to fire staircase and front door of each flat of building above 24.00 Mtrs. should be a fire door.( Tested by Roorki, A.R.A.I. or I.P.I.R.T.I. only )
15. Refuge area should be provided at immediate floor after 24 Mtrs., & 39 Mtrs., height. The location should be to the satisfaction of Chief Fire Officer, Pune Municipal Corporation. If the refuge area is in flat, it should be properly marked as "REFUGE AREA" & easily visible from ground level.
16. Automatic sprinkler system should be provided at basement of the buildings with separate pump.
17. De watering system should be provided at basement of the buildings with separate pump.
18. The plans of the above bldg. should be got approved by B.P.Dept. of PMC before applying for final N.O.C.
19. The internal roads, podiums, ramps shall be able to with stand the load of minimum 45 tons upto building height 70 Mtrs. and minimum 50 tons for building height more than 70 Mtrs.
20. In future, if the height of the buildings will be increased more than mentioned height in this NOC, all the conditions from D.C.Rules of PMC / UDCPR 2020 & NBC 2016 will be applicable as it is for the future proposed height. This office will not given any type of concession in the conditions for the future height of the said building.
21. As per the D.C. Rules requirement, all the marginal open spaces around the building & the step margin given for the building should be kept open and obstruction free for easy mobility of fire engines.

Regular Training and Maintenance of these systems should be carried out by the housing society / builders. As per provisions made in Maharashtra Fire Prevention And Life Safety Act 2006, the necessary Fire Service Fees and Annual Fees should be paid to PMC before obtaining the Final Fire NOC. All other provisions of D.C. Rules of Pune Municipal Corporation & National Building Code Of India- 2016 should be strictly adhered. The erection and installation work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on [www.maharashtrafireservices.org](http://www.maharashtrafireservices.org). The copy of the work done & the license certificate should be attached with the relevant paper before obtaining Final Fire NOC.

This is a "Provisional No Objection Certificate" which shall be treated valid for the period of ONE YEAR from the date of issue. After providing the above fire prevention and protection system and after scrupulous compliance of above recommendations the inspection of the fire prevention & protection arrangements will be carried out & after satisfactory inspection "Final No Objection Certificate" may be issued to your building which may please be noted. This provisional NOC is issued only considering from the point of view of fire & life safety of the occupants. All other approvals related to structure should be got approved from the competent authorities.

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the said building.

**Note : Previous Provisional fire NOC issued vide NO. FB/3295, Dt. 08.11.2019 is deemed to be cancelled.**

  
( Ramesh B. Gangad )  
Assi. Divisional Fire Officer  
Pune Municipal Corporation

  
( Prashant D. Rampise )  
Chief Fire Officer  
Pune Municipal Corporation



Date: 09/12/2020

To,  
M/s. F5 Developers and Anand Developers,  
Office No. 803, City Square, CTS No. 1723, Near,  
Zenith Complex, Shivajinagar, Pune - 411005.

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "**M/s.F5 Developers and Anand Developers**" situated at . No. 172/10, 172/11, Pune - Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Pune - 412308..

Dear Sir,

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

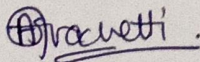
SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed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

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: 251 Kg/day, E Waste--674 Kg/Year) from your registered project "**M/s.F5 Developers and Anand Developers**" situated at . No. 172/10, 172/11, Pune - Saswad Road, Bhekrai Nagar, Near Power House, Fursungi, Pune - 412308.. through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (OWC:367 Kg/Day) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,



For **SWaCH Pune Seva Sahakari Sanstha Ltd**

Authorized Signatory

09/12/2020



एफ ५ डेव्हलपर्स तर्फे आणि आनंद डेव्हलपर्स तर्फे भागीदार देवेंद्र बंकटलाल राठी

पत्ता:- ऑफिस नं.८०३, सिटी स्क्वेअर,

सी.टी.एस.नं.१७२३, झेनिथ कॉम्प्लेक्स जवळ, शिवाजी नगर

पुणे ५.

विषय:- मौजे फुरसुंगी, ता-हवेली, जि-पुणे येथील स.नं.१७२/१० आणि १७२/११ या गृह व व्यापारी प्रकल्पासाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ:- १. लष्कर पाणीपुरवठा विभागास प्राप्त झालेले पत्र आ.क्र.२१९०, दि.०८/११/२०१९

संदर्भ क्र. १ चे पत्रान्वये विषयांकित नियोजित गृह प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळण्यासाठी पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखल्याची मागणी केली आहे. एकुण १२४१९.०० चौ.मी.क्षेत्रामध्ये गृह प्रकल्प प्रस्तावित केला असून सदर गृहप्रकल्पांमध्ये २४० सदनिका व ५ व्यापारी गाळे असून, सदर प्रकल्पासाठी अंदाजे १,६५,३३० लिटर्स पाण्याची मागणी आहे. त्या अन्वये विषयांकित मिळकतीस पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखला खालील १ ते १३ अटींचे अधीन राहून देण्यात येत आहे.

१) विषयांकित मिळकतीवरील गृहप्रकल्पासाठी भोगवटा पत्राच्या प्रमाणात पाणीपुरवठा करण्याकरीता नळजोड प्रस्ताव सादर करावा लागेल.

२) विकासकामे स्वखर्चाने मनपाचे सुचनेनुसार जलवाहीनी विकसित करावी लागेल.

३) एस.टी.पी.बाबत स्वतंत्र माहीती खात्यास सादर करावी लागेल.

४) जागेवर बांधकाम चालू करण्यापूर्वी मिळकती मधील मनपाचा नळजोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद केले जाईल.

५) इमारतीचे पिण्याचे पाणी, वापरायचे पाणी, फ्लशिंगचे पाणी इ.कारणासाठी स्वतंत्र व्यवस्था करणे आवश्यक.

६) सदर प्रकल्पाकरीता पाण्याच्या उपलब्धते नुसार पुणे मनपाकडून होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकसक यास स्वतःच्या खर्चाने करावी लागेल.

७) अंतर्गत वापरण्यात येणाऱ्या फिटींज ५ लिटर्स प्रति मिनिटा पेक्षा कमी डिस्चार्ज असणाऱ्या आवश्यक.

८) सर्व कामे सक्षम कन्सलंट यांचे कडून डिझाईन करून त्यांचे सुपरव्जिजन अंतर्गत पूर्ण करणार.

९) व्यापारी पाणीवापरासाठी स्वतंत्र संपवेल बांधणार.

१०) प्रवर्तकाचे तज्ञ सल्लागार यांनी प्रस्तावित प्रकल्पात २४० निवासी सदनिका व ५ व्यापारी गाळेसाठी पाण्याची मागणी केली

असून सद्यस्थितीत सदर ठिकाणी पुणे महानगरपालिकेचे पाणीपुरवठा नेटवर्क अपुरे उपलब्ध असून तत्कालीन पाण्याच्या

परिस्थिती नुसार मनपाकडील नियमांनुसार धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.

११) मिळकतीची ले आऊट मान्य झाल्यानंतर काम चालू करण्याचा दाखला व ले आऊट मान्यतेची प्रत खात्यास सादर करणार व वॉटरलाईन डेव्हलपमेंटचा फरक किंवा वॉटर लाईन शुल्क, मीटर ना हरकत प्रमाणपत्र मागण्यापूर्वी मनपा कोषागारात भरावा लागेल अथवा वॉटर लाईन डेव्हलपमेंट करावी लागेल.

१२) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या प्रमाणात त्यावेळेच्या मान्य धोरणानुसार व नियमानुसार पाणीपुरवठा उपलब्ध केला जाईल.

१३) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडील सादर केलेल्या हमीपत्रास (नोटरी) एफ ५ डेव्हलपर्स तर्फे आणि आनंद डेव्हलपर्स तर्फे भागीदार देवेंद्र बंकटलाल राठी यांचे नोटरी रजिस्टर अ.क्र. १६७४ / २०१९ दि.७/११/२०१९ अधीन राहणार आहे.

कळावे.

  
कार्यकारी अभियंता  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका  
  
Hhavan





महामातिका सहा.आयुक्त कार्यालय  
हडपसर मुंडवा क्षेत्रीय कार्यालय  
पुणे महानगरपालिका  
जा.क्र.वृप्राजा/ ६२५०  
दिनांक -१८/११/१९

मा.उप अभियंता (बांधकाम परवाना विभाग)

विभागीय झोन क्र.१ पुणे महानगरपालिका

यांजकडे .....

विषय	स. नं. १७२/१०, ११(पार्ट), फुरसुंगी, पुणे. येथील बांधकामास प्रोव्हिजनल दाखला देण्याबाबत.
संदर्भ	१) महाराष्ट्र (नागरी क्षेत्र) झाडांचे संरक्षण व जतन अधिनियम, १९७५ २) महाराष्ट्र (नागरी क्षेत्र) वृक्ष संरक्षण व संवर्धन नियम, २००९ ३) मा.महापालिका आयुक्त जा.क्र.न अजा/२३३, दि.२६.११.२००७ रोजीचे कार्यालयीन परिपत्रक ४) एफ ५ डेव्हलपर्स आणि आनंद डेव्हलपर्स तर्फे भागीदार श्री देवेंद्र बंकटलाल राठी. यांचा आ.क्र. ६९५१, दि. १३/११/१९ रोजीचा अर्ज.

संदर्भ क्र.१ मधील कलम १९(क) व संदर्भ क्र.२ मधील अनुसूची - १ कलम ७ (एच) व संदर्भ क्र.३ ला अनुसरून खालील अटी व शर्तीस अधीन राहून, संदर्भ क्र.४ अन्वये केलेल्या अर्जानुसार विषयांकित मिळकतीस बांधकाम पुर्व ना हरकत प्रमाणपत्र देणेत येत आहे.

१) मिळकतीचे एकूण क्षेत्रफळ - १२४१९.०० चौ.मी.

२) मिळकतीवरील अस्तित्वात असलेल्या एकूण वृक्षांची संख्या - ५८ (अठ्ठावन्न)

३) संदर्भ क्र.२ मधील अनुसूची-१ ,कलम ७ (एच) मधील प्रमाणकानुसार, वृक्षांची लागवड करताना, स्थानिक मृदू हवामान तसेच स्थानिक उपलब्ध वृक्षांच्या जाती विचारात घेऊन अनुरूप असलेल्या संवर्गातील वृक्षांची निवड करण्याची काळजी घ्यावी.

४) वृक्षांना शिंपणासाठी, लगतच्या बर्गीचासारख्या सार्वजनिक जमिनेत कूपनलिकांद्वारे प्राधान्याने पाणी उपलब्ध करावे. अशा स्थळांची योग्य निगा व सुव्यवस्था राखण्याच्या दृष्टीने अशा कूपनलिका किंवा विद्यमान कूपनलिकांचे पुनर्भरण संयुक्तीक वर्षा जलसंवर्धन यंत्रणेनुसार करावी.

५) नैसर्गिक आपत्तीमध्ये तग धरून राहण्याच्या दृष्टीने रस्त्याच्या कडेला वृक्षारोपण करताना ज्यांची मुळे खोलवर जाणारी असतील,अशा वृक्षांची निवड करावी.

६) लॅण्डस्केपच्या डिझाईनमध्ये लवचिकता अपेक्षित असली तरी प्रमाणकानुसार लागवड करावयाच्या वृक्षांच्या किमान संख्येबाबतची तरतूद कठोरपणाने पाळणे आवश्यक आहे.

७) रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर,त्यांवर योग्य अंतरावर व योग्य जागी वृक्ष लागवड करणेत यावी तसेच वृक्षांच्या संरक्षणासाठी योग्य ती खबरदारी घेण्यात यावी.

८) मिळकतीवर स्थानिक जातीच्या वृक्षांची लागवड करणेसाठी २ X २ फुट आकाराची जागा प्रत्येक ४ मी. अंतरावर सोडणे आवश्यक आहे व तशी जागा नकाशावर दाखविणे आवश्यक आहे.

९) वृक्ष पूर्ण काढणे / वृक्ष पुनरोपण करणेसाठी मा.वृक्ष प्राधिकरण समितीची पूर्व मान्यता घेणेची आवश्यकता आहे.

१०) सोबत जोडलेल्या नकाशाप्रमाणे अंतिम नकाशा मान्य करण्याच्या अटीवर वृक्ष प्राधिकरण विभागाकडील बांधकाम पूर्व ना हरकत पत्र देण्यात येत आहे.

मा. स. कळावे ,



महापालिका सहा. आयुक्त  
तथा वृक्ष अधिकारी  
हडपसर मुंडवा क्षेत्रीय कार्यालय  
पुणे महानगरपालिका

प्रत :- एफ ५ डेव्हलपर्स आणि आनंद डेव्हलपर्स तर्फे भागीदार श्री देवेंद्र बंकटलाल राठी.  
८ वा मजला, सिटी स्केअर, राहुल थियटरच्या पाठीमागे,  
शिवाजीनगर, पुणे ०५.