

Date- 23/12/2025

To,
Chief Conservator of Forests,
Ministry of Environment, Forest and 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 – December 2025 submission.

Project: Proposed Expansion of Residential and commercial Project "park land "at C.T.S. NO. 809, 873, 881 its S.No. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C (Pt) Village - Ghorpadi, Taluka- Haveli, District -Pune, State – Maharashtra" by M/s Yash Vastu Developers through P.O.A. holder - M/s Euphoric Developers LLP Through Partner - Mr. Ritesh Thakkar

Reference: EC Identification No EC23B038MH180476 Dated 12/04/2023

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the December 2025 submission.

This is for your kind information and consideration.

Thanking You

M/s Yash Vastu Developers
through P.O.A. holder -
M/s Euphoric Developers LLP

Mr. Ritesh Thakkar
(Partner)



Enc.:

1. Project Details in MoEF Format (Part I & II)
2. Six Monthly Compliance Submission

Copy To,

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

SIX MONTHLY ENVIRONMENT COMPLIANCE REPORT

December 2025 Submission

For

Proposed Construction Project

by

" M/s. Euphoric Developers LLP"

At

"S.no. 70A/2,70A/3,70A/1A+1B+1C,70A/1B+C(part), CTS. No.809,873 AND 881, at Village Sopan Baugh, Ghorpadi, Pune."

EC Identification No. - EC23B038MH180476 Dated 12/04/2023

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (Nagpur),
Monitoring Report
Part – I
DATA SHEET

1.	Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify)	Building and Construction
2.	Schedule and category of the Project as per EIA, 2006	Schedule 8(b) Category B1
3.	Category of the project as per CPCB Guidelines (Red, Orange, Green)	Red
4.	Name of the project and project proponent	Mr. Ritesh Thakkar, Office No.416 Wing -A, KPCT mall, SN.16/1/1, shivarkar Marg, Fatima Nagar, Wanawadi, Pune - 411013
5.	Clearance Letter (s) / OM No. and date (Chronological Order)	1. SEAC-III-2014/CR-148/TC-3 Dated 28/01/2016 2. EC23B038MH180476 Dated 12/04/2023
	Location a. District (s) b. State (s) c. Latitude d. Longitude	a. Pune b. Maharashtra c. 18°31'22.10"N d. 73°54'8.40"E
	Address for correspondence a. Address of concerned Project Proponent (with Pin Code & Telephone/ Telex/ Fax Numbers and Email id):	a) Mr. Ritesh Thakkar, Office No.416 Wing -A, KPCT mall, SN.16/1/1, shivarkar Marg, Fatima Nagar, Wanawadi, Pune - 411013
8.	Salient features a. Of the Project b. Of the Environmental Management Plan	a) Project- Attached EC b) EMP covers following aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt
9.	Breakup of the Project area a. Submergence Area: b. Forest & non-Forest c. Others	Non-Forest

10.	<ul style="list-style-type: none"> a. Total Plot Area b. Built – Up Area (Including Road) c. Open Space available d. Green belt area 	<ul style="list-style-type: none"> a. 25442.89 Sqm b. 109621.47 Sqm c. 1846.66 Sqm d. 1846.66 Sqm
11.	<p>Breakup of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless labourers/artisan</p> <p>a. SC, ST/Adivasis b. Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)</p>	N.A.
12.	<p>Financial Details</p> <p>a) Project costs as originally planned & subsequent revised estimates and the year of price reference.</p> <p>b) Allocations made for Environmental Management Plan with item wise & year wise breakup.</p> <p>c) Actual expenditure incurred on the Project so far</p>	<p>a) Project Cost = Rs. 196 Crore</p> <p>b) EC Attached</p> <p>c) CTO Attached</p>
12.	<p>Forest land requirement</p> <p>a. The status of approval for diversion of Forestland for non-forestry use</p>	The Project does not fall under any forest land.
13.	Whether project located in Critically Polluted Area/Severely Polluted	The Project is not located in critically or severely polluted area
14.	<p>Status of construction</p> <p>a) Date of commencement (Actual and/or planned)</p> <p>b) Date of completion (Actual and/or planned)</p>	<p>Architect Certificate Attached</p> <p>a. Commencement – October 2016</p> <p>b. Date of Completion Planned- December 2027.</p>
15.	Reasons for the delay if the project is yet to start	N.A.

16.	<p>Dates of site visits</p> <p>a. The dates on which the Project was monitored by Regional Office on previous occasions, if any</p> <p>b. Date of site visit for this monitoring Report</p>	N.A.
17.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p>	N.A.
16.	Reasons for the delay if the project is yet to start	Not Applicable

Point Wise Compliance status

S No	Condition	Compliance
A.	Specific Conditions: SEAC Conditions	
(i)	PP to submit certified Compliance report from regional office MoEFCC Nagpur	Condition was laid by SEAC 3 committee, PP confirmed that the said documents has been submitted to Hon'ble SEIAA and SEIAA has issued the EC accordingly.
(ii)	PP to ensure that the sewer is with conical chamber	PP has agreed to Condition.
(iii)	PP to submit the MoD NOC or CCZM map showing its non-requirement	Condition was laid by SEAC 3 committee, PP confirmed that the said documents has been submitted to Hon'ble SEIAA and SEIAA has issued the EC accordingly.
(iv)	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places	PP has agreed to Condition.
(v)	PP to ensure that, the water proposed to be used for Construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	PP has agreed to Condition.
	SEIAA Conditions:	
(i)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has agreed to Condition. PP has agreed to keep open space unpaved and if paving is required will provide grass pavers to ensure maximum permeability of water
(ii)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	PP has agreed to Condition. As per the documents submitted by the PP, project is designed as per ECBC norms and Energy conservation measures such as LED, BEE 5 star rated pumps, solar lighting etc are provided for completed building.
(iii)	PP shall comply with standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt. 04.01.2019	PP has consented to Condition
(iv)	SEIAA after deliberation decided to grant EC for – FSI = 75956.04 Sqm, Non FSI = 33665.43 Sqm & Total BUA of 109621.47 Sqm (Plan approval no – Zone 4/3168, Dated 18.01.2023)	Noted.
B.	Construction Phase Conditions	
(i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	PP has obtained SWaCH NOC
(ii)	Disposal of muck during construction	Part Construction activity has been completed.

	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 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.	PP has agreed to Condition.
(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.	Complied.
(v)	Arrangement shall be made that wastewater and storm water do not get mixed.	Complied.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complied
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. Regular monitoring of groundwater carried out by PP
(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.	Complied.
(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.	Complied.
(x)	The Energy conservation building code shall be strictly adhered to.	PP has agreed to the Condition PP ensures to adhere to the energy conservation building code for the project
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Complied.
(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.	Complied.
(xiii)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied. PP has informed that soil samples were tested regularly; groundwater is not used for any purpose.
(xiv)	PP to strictly adhere to all the conditions	PP has agreed to the Condition

	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.	Complied
(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	Complied
(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	PP has agreed to the Condition Monitoring reports for ambient noise has been provided by PP
(xviii)	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 EPA, 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 within consultation with MPCB.	Complied.
(xix)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied.
(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. c] Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	PP has obtained SWaCH NOC
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules,	Complied.

	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 be recycled / refused to the maximum extent possible. Discharge of this unused treated affluent 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	Complied. PP has provided STP of 260 KLD for existing occupants
(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 in Para 2.	Complied.
(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.	Complied.
(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.	Complied.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs)	Complied.
(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.	Complied.
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Complied. PP has provided detailed item wise EMP

(x)	Separate funds shall be allocated for implementation of environmental protection measures / EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other.	<p>Complied.</p> <p>PP has provided detailed item wise EMP for construction and operational phase</p>
(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 EC and copies of clearance letter are available with the MPCB and may also be seen at Website at http://ec.maharashtra.gov.in .	<p>Complied.</p> <p>PP gave advertisement in local English and Marathi newspaper. Copy of the same is enclosed as</p>
(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 st June & 1 st December of each calendar year.	<p>Complied.</p>
(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.	<p>Complied.</p>
(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 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.	<p>Being Complied.</p>
(i)	PP must abide by the conditions stipulated by SEAC& SEIAA.	<p>PP has agreed to the Condition</p>
(ii)	If applicable Consent for Establishment" shall be obtained from MPCB under Air and Water Act and a copy shall be submitted to the Environment department	<p>Complied.</p> <p>PP has obtained CTE from MPCB vide letter No. Format 1.0/BO/JD (WPC)/UAN-087566/CE/CC-</p>

	before start of any construction work at the site.	2008000294 dated 10.08.2020
(iii)	Under the provisions of EPA 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining EC	PP has agreed to the Condition
(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 RO, MoEF, the respective Zonal Office of CPCB and the SPCB.	Complied
(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 SPCB as prescribed under the EPA, 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 RO, MoEF by e-mail.	Complied.
(vi)	No further Expansions 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.	PP has agreed to the Condition
(vii)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit	PP has agreed to the Condition The project does not fall under Wildlife or Forest area and does not require the NOC from the same.



TEST REPORT

Report No:	EFEL/PRO/2025/11/1292	Issue Date	15/11/2025
Name and Address of Customer	"Park land" "at CTS. No. 809, 873, 881 its S.No. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C (Pt) Village-Ghorpadi, Tal-Haveli, Dist-Pune, State-Maharashtra" by M/s. Yash Vastu Developers through POA holder-M/s. Euphoric Developers LLP Through Partner- Mr. Ritesh Thakkar		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/11/2025	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	26°C	Wet bulb temperature	22°C
Relative Humidity	68% RH	Sampling done by	Client
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	18.5	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	26.4	µg/m ³	≤ 80	
3	Particulate Matter PM ₁₀	63.4	µg/m ³	≤ 100	
4	Particulate Matter PM _{2.5}	32.2	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.68	mg/m ³	≤ 04	
6	Ozone(O ₃)	16.3	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	<5	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
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.

BDL – Below Detectable Limit.



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road, Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2025/11/1293	Issue Date	15/11/2025
Name and Address of Customer	"Park land" "at CTS. No. 809, 873, 881 its S.No. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C (Pt) Village-Ghorpadi, Tal-Haveli, Dist-Pune, State-Maharashtra" by M/s. Yash Vastu Developers through POA holder-M/s. Euphoric Developers LLP Through Partner- Mr. Ritesh Thakkar		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/11/2025	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Back Side Gate

Noise Monitoring Report

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)	
06.00	51.3	18.00	49.3	dB(A)	55/45	
07.00	53.1	19.00	43.9	dB(A)		
08.00	52.7	20.00	41.1	dB(A)		
09.00	53.6	21.00	40.1	dB(A)		
10.00	51.1	22.00	41.5	dB(A)		
11.00	52.4	23.00	40.3	dB(A)		
12.00	49.7	24.00	42.1	dB(A)		
13.00	50.6	01.00	41.2	dB(A)		
14.00	52.8	02.00	39.0	dB(A)		
15.00	51.9	03.00	40.0	dB(A)		
16.00	50.0	04.00	41.7	dB(A)		
17.00	49.9	05.00	39.1	dB(A)		
Day Time Leq	51.6					
Night Time Leq	41.3					

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45dB.




Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

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Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2025/11/1294	Issue Date	15/11/2025
Name and Address of Customer	"Park land" "at CTS. No. 809, 873, 881 its S.No. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C (Pt) Village-Ghorpadi, Tal-Haveli, Dist-Pune, State-Maharashtra" by M/s. Yash Vastu Developers through POA holder-M/s. Euphoric Developers LLP Through Partner- Mr. Ritesh Thakkar		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	10/11/2025	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1ltr
Start Date of Analysis	11/11/2025	End Date of Analysis	15/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	6.79	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed.2023
2	Total Dissolved Solids TDS	56.3	mg/L	<500	APHA 2540 C, 24 th Ed.2023
3	Total Hardness (as CaCO ₃)	25.2	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	7.00	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	5.10	mg/L	<200	IS 3025 (Part 24)
6	Nitrate (as NO ₃)	0.43	mg/L	<45	APHA 4500 NO3, 24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 24 th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 24 th Ed.2023
9	Chloride (as Cl)	21.9	mg/L	<250	APHA 4500 Cl-, 24 th Ed.2023
10	Calcium (as Ca)	3.79	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.55	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24 th Ed.2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100m	<2	IS 1622:1981

Remark(s):

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform &E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Environment Management Plan

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.

Environment Management Plan

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

- 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 informative 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.

Environment Management Plan

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.

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.

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

Environment Management Plan

Responsibilities of Environment monitoring cell

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

Environment Management Plan

Soil & Greening	<ul style="list-style-type: none"> • Provision of separate place for storage of top soil to be used in due course for plantation. • Avoid excavation during high windy day & heavy monsoon day. • Excess excavation will be used within the premises. • Ensuring that no trees cutting. • Plant trees along the boundary of project area. 	<ul style="list-style-type: none"> • Proper landscaping is designed by the landscape architect that are of native species, having good canopy capable of barricading noise, wind borne dust. • Ensure maintenance of lawn & tree plantation. • Provision of work force, tools & watering arrangements. • The trimming to be conducted routinely & especially at advent of monsoon. • To keep a watch on storm water drainage especially on adequacy of capacity.
Noise	<ul style="list-style-type: none"> • To prepare & get approved a regular Noise monitoring schedule & stations. • Provision of ear plugs for constructions labor & staff insist its use. • There will be no noisy work in night shift. • Ensure the provision of barricades along periphery of the site. • To obtain guidance from the suppliers & maintain acoustic enclosures for DG sets 	<ul style="list-style-type: none"> • To prepare & get approved a regular Noise monitoring schedule. • To obtain guidance from the suppliers & maintain acoustic enclosure for DG sets. • To ensure smooth flow make provision of proper parking arrangements, traffic management.

Date: 02/12/2025

To Whomsoever it May Concern

I am appointed as an Architect for the Project of M/s. Euphoric Developers LLP. At C.T.S. NO. 809,873,881 S. NO. 70A/2, 70A/3, 70A/1A+1B+1C,70A/1B+C (pt) Village - Ghorpadi, Taluka Haveli, District Pune, State Maharashtra 411001.

We have obtained previous EC for the above-mentioned project vide number EC23B038MH180476 Dated – 12/04/2023

FSI as per previous EC	= 75,956.04 Sqm
Non-FSI as per previous EC	= 33,665.43 Sqm
Total BUA as per previous EC	= 1,09,621.47 Sqm

The work has been initiated at the above-mentioned site and construction is in progress as per the sanctions obtained. The existing construction details are as follows –

Existing Construction FSI =	23932.26 sqm
Existing Construction Non-FSI =	11974.03 sqm
Existing Construction Total BUA =	35906.29 sqm

Details regarding the buildings in the existing construction on site are as follow –

Building Name	Building Configuration	Residential Tenements / Commercial area in sqm	Height in Meters	Remarks regarding existing status as on site (Completion obtained/Under construction)
Wing - A	(G+S+S) P+12 FL	70	44.40 m	Completed
Wing - B	(G+S+S) P+12 FL	70	44.40 m	Completed
Wing - C	(G+S+S) P+12 FL	70	44.40 m	Completed

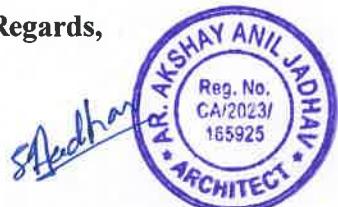
The proposed area details for EC as follows –

Total Proposed FSI for EC =	81114.73 sqm
Total Proposed Non-FSI for EC =	34645.04 sqm
Total Proposed Built-Up Area for EC =	115759.77 sqm

We certify that the construction carried on the ground by the PP till the date of SEAC 3 hearing is within the BUA and in accordance with the configuration of the Earlier EC.

I hereby give confirmation on the same on this 2nd day of December 2025.

Regards,



AR. Akshay Jadhav

CA/2023/165925

PARIVESH

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

ENVIRONMENTAL
CLEARANCE



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

To,

The Partner
JAYESH JAIN
Parkland, Bhagwan Tatyasaheb Kawade Road, Ghorpadi, Pune -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/259719/2022 dated 04 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH180476
2. File No.	SIA/MH/MIS/259719/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Parkland
7. Name of Company/Organization	JAYESH JAIN
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 12/04/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/259719/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mr. Jayesh Jain, M/s Yash Vastu Developers
Sopanbaugh, Ghorpadi, Pune

Subject: Environmental Clearance for proposed Parkland at S.NO.70A/2,70A/3,70A/1A+1B+1C,70A/1B+C(pt), CTS NO. 809,873 & 881, Sopanbaugh, Ghorpadi, Pune by Mr. Jayesh Jain, M/s Yash Vastu Developers

Reference: Application no. SIA/MH/MIS/259719/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 143rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th meeting (Day-4) of State Level Environment Impact Assessment Authority (SEIAA) held on 10.03.2023.

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

1.	Proposal Number	SIA/MH/MIS/259719/2022	
2.	Name of Project	“Parkland” by M/s Yash Vastu Developers	
3.	Project category	8(a)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jayesh Jain
		Regd. Office address	Parkland ,Bhagwan Tatyasaheb Kawade, Road Ghorpadi,Pune -411001.
		Contact number	9960693574
		e-mail	yashvastu@gmail.com
6.	Consultant	Sneha Hi-Tech Products Accreditation Number: NABET/EIA/1619/IA0028	
7.	Applied for	Expansion Project	
8.	Details of previous EC	Vide No. SEAC-III-2014/CR-148/TC-3 dated 28/01/2016	
9.	Location of the project	S.NO.70A/2,70A/3,70A/1A+1B+1C,70A/1B+C(pt), CTS NO. 809,873 & 881, Sopanbaugh,Ghorpadi, Pune	
10.	Latitude and Longitude	Latitude - 18°31'22.68"N Longitude -73°54'19.37"E	
11.	Total Plot Area (m ²)	25442.89m ²	
12.	Deductions (m ²)	6984.38m ²	
13.	Net Plot area (m ²)	18458.51m ²	
14.	Proposed FSI area (m ²)	75956.04m ²	
15.	Proposed Non-FSI area	33665.43 m ²	

	(m2)				
16.	Proposed TBUA (m2)	1,09,621.47m2			
17.	TBUA (m2) approved by Planning Authority till date	60510.87m2(FSI- 29763.86 m2 + Non FSI- 30747.01 m2)			
18.	Ground coverage (m2) & %	6413.57m2 25.20 % of Total plot area (25442.89m2) 34.74 % of Net plot area (18458.51 m2)			
19.	Total Project Cost (Rs.)	196 Cr.			
20.	CER as per MoEF& CC circular dated 01/05/2018				
21.	Details of Building Configuration:				
	Reason for Modification / Change				
	Previous EC / Existing Building	Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
Building A	G+S+S+ 15F L	54.15	Wing- A	(G+S+S)P+12FL	44.40
Building B	G+S+S+ 15F L	54.15	Wing- B	(G+S+S)P+12FL	44.40
Building C	G+S+S+ 15FL	54.15	Wing- C	(G+S+S)P+12FL	44.40
Building D	G+S+S+ 15F L	54.15	Wing- D	G(P1)+P2+P3+P4+P5+ 32FL (Including Recreational floor)	117.80
Building E	G+10	33.15	Wing- E	G(P1)+P2+P3+P4+16FL	58.55
Building F	G+4	15.00	Wing- F	G(P1)+P2+16FL	52.55
22.	Total tenements – 378Nos.	Total Tenements – 682 Nos. Shops – 18Nos.			
23.	Water Budget	Dry Season (m3/day)		Wet Season (m3/day)	
	Fresh Water	311.87m3/day		Fresh Water	311.87m3/day
	Recycled Water for Gardening	20.00 m3/day		Recycled Water for Gardening	NA
	Recycled Water for	157.44m3/day		Recycled Water for	157.44m3/day
	Flushing			Flushing	
	Swimming Pool	NA		Swimming Pool	NA
	Total	489.34m3/day (One Time)		Total	469.34m3/day (One Time)
	Excess treated water	201.72m3/day		Excess treated	221.72

		generation	water generation	m3/day
24.	Water Storage Capacity for Firefighting/UGT	Domestic water tank Capacity: 466.33 m3 Flushing water tank Capacity: 174.64 m3 Fire water tank Capacity: 500.00 m3		
25.	Source of water	Pune Municipal Corporation (PMC)		
26.	Rainwater Harvesting (RWH)	Level of the Ground water table: Size and no. of RWH tank(s) and Quantity: Quantity and size of recharge pits: Details of UGT tanks if any:	Pre monsoon: 7.9 m BGL Post monsoon: 6.9 m BGL NA 22Nos.(Existing : 13 Nos. & to be proposed : 09) (Size: 1m x 1m x 1.3m)	
27.	Sewage and Wastewater	Sewage generation in CMD: STP technology: Capacity of STP (CMD):	422.38m3/day MBBR STP1 -310 m3/day & STP2- 120 m3/day Total- 430 m3/day	
28.	Solid Waste Management during Construction Phase	Type Dry waste: Wet waste: Construction waste	Quantity(kg/day) 16.00 Kg/day 24.00 Kg/day 40.00 Kg/day	Treatment / disposal Send to Authorized Vendor Send to Authorized Vendor Use for Levelling
29.	Solid Waste	Type Management during Operation Phase	Quantity(kg/day) Dry waste: Wet waste: Hazardous waste: Biomedical waste E-Waste STP Sludge (dry)	Treatment / disposal Handed over to Authorized Vendor Organic Waste Convertor NA NA 1905Kg/year 18kg/day
30.	Green Belt Development		Total RG area (m2): Existing trees on plot: Number of trees to be planted: Number of trees to be cut: Number of trees to be transplanted:	1846.66 m2 89 Nos. 143Nos. NA NA
31.	Power requirement:		Source of power supply: During Construction Phase (Demand Load): During Operation phase (Connected	MSEDCL 30 KW 4827.14 KW

		load): During Operation phase (Demand load): Transformer: DG set: Fuel used:	2057.27 KW 3Nos.- 630 KVA& 1 no 315 KVA 380KVA-1No. HSD		
32.	Details of Energy saving	Provision of LED light fitting Provision for common areas (Parking, staircases, lift lobbies, terrace, plant rooms, security cabin etc.) Provision of LED light decorative Pole fitting for landscape areas Provision of LED lamp for Street Light Pole Provision of LED light fitting Provision for Club House Provision of solar PV Total Energy saving: 33.36%			
33.	Environmental Management plan budget during	Type Capital Cost	Details Site Barricading, Personal Protective Equipment, Site	Cost 40.00 Lakh	
	Construction phase	O & M Cost	Sanitation- Mobile toilets 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.	8.00 Lakh/year	
34.	Environmental Management PlanBudget during Operation phase	Component Storm Water Sewage treatment Water treatment RWH Swimming Pool Solid Waste	Details NA STP 1- 310m ³ /day STP 2- 120 m ³ /day NA - NA OWC-1(750 kg/day) OWC-2 (300kg/day) Dry Waste	Capital (Rs.) NA 44.86 Lakh 24.35 Lakh 35.00 Lakh NA 3.00 Lakh/year NA 15.35 Lakh 7.50 Lakh - 5.50Lakh/year 3.32Lakh/year 5.00 Lakh/year	O&M (Rs./Y) NA 11.18Lakh/yea 5.12 Lakh/year NA NA NA 5.50Lakh/year 3.32Lakh/year 5.00 Lakh/year

			Management		
		Hazardous waste	NA	NA	NA
		E-waste	-	-	0.50 Lakh/year
		Bio-medical Waste	-	-	1.00 Lakh/year
		Management			
		Green belt development	-	19.43 Lakh	1.73 Lakh/year
		Energy saving	-	99.26	2.66 Lakh/year
		Environmental Monitoring	-	-	2.50 Lakh/year
		Disaster Management	Lightning Arrestor, Pressurization System	475.34 Lakh	13.75 Lakh/year
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	543 Nos.	543 Nos.	25 m ² - Open Parking 30 m ² - Covered Parking 35m ² - Basement Parking
		2-Wheeler	1809 Nos.	1829 Nos.	3.00 m ²
		Bicycles	192 Nos.	192 Nos.	1.4 m ²
36.	Details of Court cases / litigations w.r.t. the project & project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide no. SEAC-III-2014/CR-148/TC-3 dated 28/01/2016 for Total BUA of 60,510.87 m² (FSI : 29,763.86 m² + Non- FSI : 30,747.01m²). Proposal has been considered by SEIAA in its 257th meeting (Day-4) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions:

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to ensure that, the sewer is with conical chamber.
3. PP to submit the MoD NoC. or CCZM map showing its non-requirement.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions:-

1. 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.
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 area - 75956.04 m², non-FSI area - 33665.43 m² and total BUA - 1,09,621.47 m². (Plan approval No. Zone 4 / 3168 dated 18.01.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the

adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data

(both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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



Signature Not Verified

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

Date: 4/12/2023 2:25:07 PM





Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
 /24037124/24035273
 Fax : 24044532/24024068
 /24023516
 Email : jdwater @mpcb.gov.in
 Visit At : <http://mpcb.gov.in>



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

Infrastructure /Red/LSI

Date 10/08/2020

Consent order No: Format1.0/BO/JD (WPC)/UAN-087566/CE/CC- 2008000294

To,
 M/s. Yash Vastu Developers,
 S. No. 70, Sopanbaugh, Ghorpadi
 Dist: Pune.

Sub: Revalidation of Consent to Establish Construction of Housing Project granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000087566 Dated: 24/01/2020.

For: Re validation of Consent to Establish for Construction of Housing project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 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 is granted for a period up to commissioning of the project or valid up to 30/09/2024
2. The proposed capital investment of the project is Rs.93.04Cr.
(As per C.A certificate submitted by project proponent)

The revalidation of Consent to Establish is valid for construction of Housing Project named as M/s. Yash Vastu Developers, S. No. 70, Sopanbaugh, Ghorpadi Dist: Pune for total Plot area of 25,442.89 Sqm and Proposed total built up area 60,510.87 Sqm as per EC dt 28/01/2016, including utilities and services and as per Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	218.00	As per Schedule –I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	250 KVA	1	As Per Schedule –II

M/s. Yash Vastu Developers

UAN 087566

Page 1 of 6



Maharashtra Pollution Control Board

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5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	540.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	330.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	8.5 Kg/day	STP	Used as manure

- Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 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.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
- Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
- The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt. 28/01/2016 for total plot area 25,442.89 Sqm and total construction BUA 60,510.87 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

Dr. Y. B. Sontakke
Joint Director (WPC)

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	1,25,000/-	N037201056812044	26/02/2020	online

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I -- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC desk- for record & website updating purposes.



Maharashtra Pollution Control Board

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Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **260.00 CMD**

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

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 ML	Less than	100.0

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

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

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	300.00

4) 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:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (250 KVA)	Acoustic enclosure	3.16	HSD	36.9	Kg/Hr	--	--

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

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

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



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project



Maharashtra Pollution Control Board

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Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
- 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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 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 Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) 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
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 2141
Date : 24/07/2024

(689/2024)

To,
Vishal Deshpande Architects
Apte Road , Pune.

**Sub:-Provisional Fire NOC for the proposed residential building at CTS.No. 809, 873, 881,
S.No.70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C (P), Ghorpadi, Pune.**

Ref :-Your Office letter Dt.19.07.2024.

Sir,

As per your request, visited the proposed site & discussed along with you on Dt.22.07.2024 regarding fire protection system to be installed in the proposed building.

1. It is a open plot.
2. Motorable road is shown for the site on the proposed plans submitted to this office.
3. Information about the proposed buildings will be as below, as per plans submitted to this office.

Building Name	Building Used	Built up area Sq.Mtrs.	Height Mtrs.	Staircase	Lift	Parking
Building-F	Residential Building	2543.37	23.90	02	02	Lower Ground Floor + Upper Ground Floor

4. Fire & Emergency service fee & annual fee are paid by challan No.6013, Dt.24.07.2024, Rs.2,26,500/-
5. Total plot area is 25442.89 Sq. Mtrs. & Total gross builtup area 3367.74 Sq. Mtrs. as per submitted plans to this office

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 with 10000 Ltrs. of water and should be preserved exclusively for fire fighting.
3. Two Down comer should be provided each staircase from terrace tank to parking level. (G.I. "C" class ISI marked – 4" dia. Pipeline) Parking level to terrace level pipe line should be of 4" dia. & overhead tank to pump & then terrace level – 4"dia.
4. Non return valve, Air valve and Main valve should be provided each staircase on each 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 each staircase at each landing with necessary equipments. Rubber hose should be preferably yellow fluorescent, 19 mm ID ISI marked & not less than 20 Mtrs.
6. Fire service inlet with hydrant valve outlet should be provided each staircase 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 each staircase on ground floor & each floor upwards.
8. Booster Pump with 450 LPM. per giving a pressure not less than 3.2 kg./Cm² at topmost hydrant with ISI mark. Electrical starter at ground floor as well as on terrace level should be provided.
9. ISI marked Portable ABC type fire 4 kg extinguishers should be provided each staircase at :
 - a) Main switch board, b) Lift room, c) Parking floor d) 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 each staircase at each floor near staircase and at other necessary places.
 - c) Manual Call Point system should be provided at each floor near staircase.

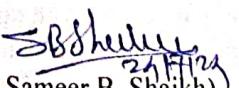
- d) Generator / alternate power supply should be provided to operate lift/fire lift, fire pump etc. in case of failure of regular electricity. Certificate of the electric contractor regarding this, should be submitted to this office at the time of the final N.O.C.
- e) All the electrical wiring of the building used for Manual Call Point 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. Automatic sprinkler system should be provided at lower ground floor.
12. De watering system should be provided at lower ground floor with separate pump.
13. All the ducts should be sealed on each floor level with fire resistance material. (to prevent smoke travel)
14. Terraces of the building should not be use for commercial / restaurant purpose.
15. The plans of the above building should be got approved by Pune Municipal Corporation authorities before applying for final N.O.C.
16. As per the UDCPR 2020 & NBC 2016 requirement all the marginal open spaces around the building should be kept open and obstruction free for easy mobility of fire engines.
17. Prior approval shall be obtained for any changes in proposed plans. Any future expansion, like increase in height or footprint shall be intimated and got approved by competent authority of Pune Municipal Corporation before commencement of work. The proposal shall comply with all requirements stipulated in NBC 2016 and UDCPR 2020.
18. In future, if the height of the building will be increased more than mentioned height in this NOC, all the conditions from 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.

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 UDCPR 2020 & 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. The list of the license contractor is available on 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". After providing the above fire prevention and fire protection system and compliance of above recommendations the inspection of the fire prevention and fire protection arrangements will be carried out and after satisfactory inspection "Final No Objection Certificate" will be issued to your building for obtaining final occupancy certificate from Pune Municipal Corporation. This "Provisional No Objection Certificate" will be valid only for a period of one year and it will be the responsibility of the Builder / Architects to get it renewed after the said period.

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 subject mention building.


(Sameer B. Shaikh)
Station Duty Officer
Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.), PMC.



कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.: - २७५
दिनांक : - ०६/०५/२०२२

प्रति,

मे.यश वास्तु डेव्हलपर्स तर्फे भागीदार जयेश रमेश जैन,
अहिंसा अपार्टमेंट, २ रा मजला, प्रभात रोड लेन नं.४ ७६८/१८ डेक्कन
पुणे-४११००९

विषय: स.नं. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C(P), CTS No.809,873,881 बी. टी. कवडे
रोड, घोरपडी गांव, पुणे या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी
ड्रेनेज विभागाकडून प्रोब्हीजनल दाखला देणे बाबत.

संदर्भ : १) केंद्रीय पर्यावरण व वन मंत्रालय नवी दिल्ली यांचेकडील अधिसूचना दि. १४/०९/२००६
२) मे.यश वास्तु डेव्हलपर्स तर्फे भागीदार जयेश रमेश जैन यांचा खात्याकडील प्रस्ताव आ.क्र. १११
दि. २८/०४/२०२२.
३) मा.अधिकारी अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता
ठ.क्र.मलनि/EC/१२९/२०२२ दि. ०६/०५/२०२२.

विषयांकित मिळकती साठी संदर्भ क्र. १ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोब्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोब्हीजनल दाखला मिळणेकरीता संदर्भ क्र. २ अन्वये मे.यश वास्तु डेव्हलपर्स तर्फे भागीदार जयेश रमेश जैन यांनी प्रस्ताव दाखल केला असून प्रस्तावावा सोबत प्रस्तावित बांधकाम नकाशे, सातबारा उतारा, एसटीपी कॉलक्युशन सर्टिफिकेट, इत्यादी कागदपत्रे दाखल केलेली आहे प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

१ मिळकतीचे क्षेत्रफळ	- १८४८.५१ चौ.मी.
२ बिलटप ऐरिया (एफ.एस.आय + नॉन एफ.एस.आय)	- ७५९५६.०४ चौ.मी + ३३६६५.४३ चौ.मी. = १०९६२१.४७ चौ.मी.
३ इमारतीची संख्या	- इमारत-१, (६ बिंग) A,B,C- उंची ४४.४०मी D- उंची ११७.८० मी, E- उंची ५८.५५ मी, F- उंची ५२.५५ मी,
४ निवासी सदनिका संख्या	- अस्तित्वातील-१३८ प्रस्तावित-५३० LIG+MIG- १२ एकूण-६८०.
५ व्यापारी गाळे संख्या	- १८
६ मान्य नकाशा प्रत	- नाही.
७ जा.क्र.सी.सी./ / दि.	- नाही.
८ आवश्यक पाणी पुरवठा	- निवासी+व्यापारी वापराकरीता ४७३.४० KLD
९ तयार होणारे मैलापाणी	- निवासी+व्यापारी वापराकरीता ४०२.३९ KLD
१० सिवरेज टिंटमेंट प्लॉटची आवश्यक क्षमता	- निवासी+व्यापारी वापराकरीता ४०२.३९ KLD
११ सिवरेज टिंटमेंट प्लॉटची प्रस्तावित क्षमता	- निवासी+व्यापारी वापराकरीता १) ३१० KLD 2) १२० KLD = ४३० KLD
१२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल	- सोबत जोडला आहे.
१३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? अरल्यास मोजमापे	- लायसन्स अर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे.
१४ पाण्यांना पुर्णवापर करण्यांच्या उपाययोजना	- गार्डन, फ्लशिंग व इत्यादी
१५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	- नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातुन एस.टी.पी चे क्षेत्र लगतच्या बांधकामासून स्वंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहील.

Sunil

मा.अधिकारी अभियंता मलनि:सारण विभाग यांची संदर्भ क्र.३ अन्वये खालील अटीस अधिन राहून नियोजित बांधकामासाठी डेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला (प्रनिहिजनल NOC) देणेस हरकत नाही.

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या डेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) ८४९९०.८६ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरनांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ संछिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आला व सुख्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुखा कचऱा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या आला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखचनी करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कन्ट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेट ट ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) निवासी+व्यापारी वापराकरीता ४३०.०० के.एल.डी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फलशिंग आणि लॅन्डस्कॅपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कन्ट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखचनी करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्णवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set चा exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकार राहिल.
- १७) बांधकाम कामगारांकरीता पिन्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.

१९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुरता केल्यानंतर एस.टी.पी साठी अंतिम नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे संबंधित क्षेत्रिय कार्यालयाकडे मंजूरी घेणे विकसाकावर बंधनकारक राहिल.

२०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/ दिशाभुल करणारी अढळल्यास प्रस्तुतची इनव्हायरमेंटल क्लिअरन्सकरीता दिलेला प्रोब्हिजनल दाखला रद्द करण्यात येईल.

तरी स.नं.70A/2, 70A/3, 70A/1A+1B+1C,70A/1B+C(P), CTS No.809,873,881 बी. टी. कवडे रोड, घोरपडी गांव, पुणे या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटींवर इनव्हायरमेंटल क्लियरन्सकरीत ड्रेनेज विभागाकडून प्रोब्हिजनल दाखला. संबंधित विकसकास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/१२९/२०२२ दि.६/०५/२०२२ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे.

शाखा अभियंता
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

उप अभियंता
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

कार्यकारी अभियंता
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल दुरुस्ती विभाग
पुणे महानगरपालिका
जावक क्र : २४६३
दिनांक : १६/१२/२०२२

मा.महापालिका सहाय्यक आयुक्त
ढोले पाटील क्षेत्रिय कार्यालय,
पुणे महानगरपालिका

यांजकडेस.....

विषय : स.नं.७०ए/२, ७०ए/३, ७०ए/१ए+१बी+१सी, ७०ए/१बी+सी (पार्ट) सी.स.नं.८०९, ८७३, ८८९,
घोरपडी पेठ, पुणे या मिळकतीमधील इमारत- सी मधील (७२-सदनिका) सांठी मैलापाणी शुद्धीकरण
केंद्रा साठी अंतरिम अभिप्राय ना-हारकत देणे बाबत.
संदर्भ : १) मे.केंद्रीय पर्यावरण व वन मन्त्रालय, नवि दिल्ली, कडील अधिसूचना दि. १४/०९/२००६
२) मे.महाराष्ट्र शासन नगर विकास विभागाकडील एम.आर.टी.पी. ॲक्ट १९६६ चे कलम १५४
सह कलम ३७(१)
३) विषयांकित मिळकतीतील STP प्रकल्प राबविणे करीता विकसक यांचा ढोले पाटील क्षेत्रिय
कार्यालयाकडील प्रस्ताव मलनि:सारण देखभाल दुरुस्ती विभागाकडे आभिप्राया साठी पाठविलेला प्रस्ताव
आ.क्र. ५५६१ दि. १४/१२/२०२२.
४) खात्याकडील शाखा अभियंता यांनी केलेली जागा पाहणी दि. १६/१२/२०२२.
५) कमेन्समेंट सर्टिफिकेट नं. CC/3318/18 दि. ०९/०२/२०१९.
६) मे.ट्रॉपिकल वॉटर्स इंडिया प्रा.लि.यांचे कडील पत्र (प्रोजेक्ट कन्सलेंट) दि. २१/११/२०२०.
७) अर्जदार विकसनकर्ता मे.श्री.जयेश आर जैन तर्फे भागीदार यशवास्तु डेव्हलपर्स यांचे हमीपत्र
दि. १९/१२/२०२२.
८) विषयांकित प्रस्तावास मा.अधिक्षक अभियंता यांनी ठारव क्र.मलनि: /STP/३५८/२०२२
दि. १६/१२/२०२२.

संदर्भ क्र.१ व २ नुसार आवश्यक त्या प्रकल्पांना मधील मैलाशुद्धीकरण केंद्रांकरीता संबंधित स्थानिक स्वराज्य संस्थाकडून प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार स.नं.७०ए/२, ७०ए/३, ७०ए/१ए+१बी+१सी, ७०ए/१बी+सी (पार्ट) सी.स.नं.८०९, ८७३, ८८९, घोरपडी पेठ, पुणे या मिळकतीमधील इमारत-सी मधील ७२-सदनिका सांठी २६०M3/day येथील मैलापाणी शुद्धीकरण केंद्रा साठी अंतरिम अभिप्राय नाहारकत दाखल देणे करीता संदर्भ क्र.३ अन्वयेचा प्रस्ताव मलनि:सारण देखभाल दुरुस्ती विभागाकडे प्राप्त झालेला आहे. प्रस्ताव धारक यांनी मलनि:सारण देखभाल दुरुस्ती कार्यालयाकडे दाखल केलेल्या मैलापाणी शुद्धीकरण केंद्र च्या प्रस्तावाची छाननी करण्यात आली असून प्रस्तावाबाबतची माहिती खालील प्रमाणे आहे.

संदर्भ क्र ४ नुसार प्रत्यक्ष जागा पाहणी करण्यात आली आहे. संपुर्ण लेआऊट मधील निर्माण होणारे मैलापाणी व विकसकाचे कन्सलेंट यांनी प्रस्तावित केलेली STP ची क्षमता खालीलप्रमाणे आहे.

अ.क्र	इमारतीचे नाव/क्रमांक	इमारतीतील एकूण सदनिका	आवश्यक पाणी पुरवठा (M3/day) १३५ लि./प्रती माणसी या प्रमाणे.	मिळकतीत निर्माण होणारे मैलापाणी (M3/day)	आवश्यक मैलापाणी शुद्धीकरण केंद्राची क्षमता (M3/day)	प्रस्तावित मैलापाणी शुद्धीकरण केंद्राची क्षमता (M3/day)	शेरा
१	इमारत-सी	७२	४८.६०	४१.३१	४१.३१	२६०.००	एस टी पी कार्यान्वित आहे.

तरी विकसक मे.श्री.जयेश आर जैन तर्फे भागीदार यशवास्तु डेव्हलपर्स यांनी दाखल केलेल्या प्रस्तावातील मान्य नकाशात दर्शविलेल्या मैलाशुद्धीकरण मैलापाणी शुद्धीकरण केंद्रा साठी अतंरिम अभिप्राय नाहारकत दाखला अभिप्राय खालील अटीचा समावेश करून मा.अधिक्षक अभियंता, मलनिःसारण देखभाल दुरुस्ती विभाग यांनी संदर्भ क्र.०८ अन्वये मान्यता दिलेली आहे.

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट वे कनेक्शन व एस.टी.पी वे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) विषयांकित मैलापाणी शुद्धीकरण केंद्र उभारणे व चालविणे या बाबीस महाराष्ट्र प्रदूषण नियंत्रण मंडळ/ पर्यावरण विभाग यांचेकडील मान्यता आवश्यक असल्यास सदरची मान्यता सत्वर घेणार व तदनंतरच ते मैलापाणी शुद्धीकरण केंद्र कार्यान्वित करणार तसेच सदर मान्यतेची प्रत पुणे महानगरपालिकेकडे सत्वर सादर करणार.
- ३) विषयांकित मैलापाणी शुद्धीकरण केंद्रामध्ये आवश्यकतेनुसार पुरेशे व्हेंट पाईप, क्रॉस व्हेंटीलेशन, इनलेट व ऑक्टलेटसाठी फ्लो मीटर, इलेक्ट्रीफिकेशन, रिसायकलिंग सिस्टिम साठी लागणारे पंप व टाकी तसेच नकाशा, सुरक्षिततेसाठी शेड व ध्वनीप्रदूषण रोखण्यासाठी ब्लोअरसाठी कॅनोपी इत्यादी करणार विकसक यांचेवर बंधनकारक राहील.
- ४) प्रकल्प कार्यान्वित करून ड्राय टेस्ट, वेट टेस्ट घेऊन त्यांचे रिडल्ट्रस सादर करणार, प्रोसेस स्टॉबिलाईज करून, इनलेट व आऊटलेट पॅरामिटर्स तपासून घेवून एस.टी.पी चालू झाल्यानंतर प्रक्रिया केलेल्या पाण्याची MPCB यांचे कडून अथवा MPCB प्रमाणित, MOEF मान्यता प्राप्त प्रयोगशाळेतून दर ३ महिन्यांनी/आवश्यक ते नुसार वेळोवेळी तपासणी करून घेऊन सदरचे टेस्ट रिपोर्ट संबंधित क्षेत्रिय कार्यालयाकडे सादर करणार.
- ५) शुद्धीकरणाची प्रक्रिया केलेल्या पाण्याचा त्याच ठिकाणी गार्डनिंग फ्लशिंगसाठी व कार वॉर्शिंग साठी वापर करणार तसेच या प्रक्रियाकेलेल्या पाण्याचा पिण्याचा पाण्याशी संबंध येणार नाही याची दक्षता घेणार. यासाठी स्वतंत्र टाक्या/स्वतंत्र प्लंबिंग/पाईपलाईन इ. व्यवस्था करणार. व सदरची कामे योग्य रित्या झालेबाबत संबंधित क्षेत्रिय कार्यालयामार्फत खातरजमा करणार इत्यादी बाबी विकसक यांच्यावर बंधनकारक राहील.
- ६) एस टी पी प्लॅन्ट मधून निर्माण होणाऱ्या स्लजची विल्हेवाट लावणेकरिता Mechanical Sludge Handling System तातडीने बसविणे बंधनकारक राहील व स्लज डिवॉर्टरिंग सिस्टिम अथवा तत्सम व्यवस्था करणार इ बाबी विकसक यांच्यावर बंधनकार राहील.
- ७) मैलापाणी शुद्धीकरण केंद्र चालविणेसाठी व त्याचे देखभाल दुरुस्ती साठी प्रशिक्षित कर्मचारी नेमणार इ बाबी विकसक यांच्यावर बंधनकार राहील.
- ८) मैलापाणी अथवा शुद्धीकरणाची प्रक्रिया केलेले पाणी नात्यात अथवा पुणे महानगरपालिकेच्या मलवाहीनीत सोडण्यात येणार नाही. मैलापाणी अथवा शुद्धीकरणाची प्रक्रिया केलेले पाणी नात्यात अथवा पुणे महानगरपालिकेच्या मलवाहीनीत सोडणेत आले असल्याचे निर्दर्शनास आत्यास त्यापोटी होणारा आकार/दंड विनातक्रार/विनाविलंब पुणे महानगरपालिकेकडे जमा करणार इ बाबी विकसक यांच्यावर बंधनकार राहील.
- ९) दुरुस्तीचे कारणास्तव मैलापाणी शुद्धीकरण प्रकल्प बंद ठेवून पुणे महानगरपालिकेच्या मलवाहीनीत मैलापाणी पुर्व परवानगीने सोडल्यास फ्लो मीटर नुसार दर्शविण्यात येत असलेल्या मीटर रिडिंग नुसार होणारा आकार/दंड पुणे महानगरपालिकेकडे जमा करणार इ बाबी विकसक यांच्यावर बंधनकार राहील.
- १०) सदर मैलापाणी शुद्धीकरण प्रकल्पाबाबतची माहिती गाळेधारकास गाळा घेतानाच देणे विकसन कर्त्यावरच बंधनकारक असल्याने या साठीची आवश्यक ती पुर्ती करणार व मैलाशुद्धीकरण केंद्र सोसायटीस हस्तांतरण झाले नंतर सोसायटीवर सर्व नियम व अटी बंधनकारक असल्याने यासाठीची आवश्यक ती पुर्ती करणार इ बाबी विकसक यांच्यावर बंधनकार राहील.
- ११) सदर प्रकल्प कार्यान्वित ठेवणे, त्याची देखभाल दुरुस्ती व त्यापोटी येणारा खर्च याची जबाबदारी विकसनकर्ता मे.श्री.जयेश आर जैन तर्फे भागीदार यशवास्तु डेव्हलपर्स, यांचेवर राहणार असून व मे. महाराष्ट्र शासन यांचेकडील एनव्हायरोमेंट क्लीरन्स सर्टीफिकेट मधील सर्व अटी व शर्ती विकसकावर बंधनकारक राहील.
- १२) निवासी वापराकरीता २६०.०० के.एल.डी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central

Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या
नियमावली प्रमाणे करावी लागेल याप्रमाणे विकसक म्हणून बंधनकारक राहिल.

१३) एस.टी.पी. प्लॉट बाबत पुणे मनपा ने वेळोवेळी निर्देशित केलेल्या कार्यालयीन परिपत्रकानुसार कार्यवाही
करणे विकसक यांचेवर बंधनकारक राहतील.

१४) नियोजित एस.टी.पी. चे सुरक्षीततेच्या दृष्टीकोनातून एसटीपीचे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र
ठेवणेसाठी आवश्यक भित/गेट इ. चे बांधकाम करून घेणार इ बाबी विकसक यांच्यावर बंधनकार राहतील.

१५) प्रस्तुत प्रकल्पासाठी ईसी व महाराष्ट्र पोल्यूशन कंट्रोल बोर्ड यांचेकडील कन्सेट टू बील्ट/इस्टॅब्लीश, कन्सेट टू
ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.

१६) सार्वजनिक स्वच्छता व आरोग्य उपविधि २०१७ मधील सर्व अटी विकसकावर बंधनकारक राहतील.

१७) मे.महाराष्ट्र शासन नगर विकास विभागाकडील एम.आर.टी.पी. अक्ट १९६६ चे कलम १५४ सह कलम
३७(१) व मे.केंद्रीय पर्यावरण व वन मत्रांलय, नवि दिल्ली, कडील अधिसूचना दि.१४/०९/२००६ अन्वये
कार्यवाही करणेकामी सोसायटी /विकसनकर्ता यांचेवर बंधनकारक राहतील.

१८) मैलापाणी शुद्धीकरण प्रकल्प राबविणे बाबतच्या सर्व अटी त्यामध्ये वेळोवेळी होणारे बदल, MPCB इ
कडील अटी/ नियम त्यामध्ये वेळोवेळी होणारे बदल व विकसनकर्त्या मार्फत सादर करणेत आलेली माहिती
व हमीपत्र इ. या सर्व बाबी विकसकावर बंधनकारक राहतील.

१९) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/ दिशाभुल करणारी
अढळल्यास प्रस्तुतची एकूहायरोमेंटल किलअरन्सकरीता दिलेला प्रोन्हिजनल दाखला रद्द करण्यात येईल.

२०) विकसकाने दि.१९/१२/२०२१ रोजीच्या हमीपत्राने खात्याला हमी दिलेली आहे. सदर बाब विकसकावर
बंधनकारक राहिल.

२१) प्रस्तुत प्रकरणी मान्य नकाशामध्ये STP ची जागा दर्शविलेली आहे सदर जागेबाबत भविष्यात काही वाद
निर्माण झाल्यास त्याबाबतची संपूर्ण जबाबदारी विकसक यांचेवर राहिल.

२२) वरील अट क्र.१ ते २१ बाबत पुर्तता झाल्याचे प्रत्यक्ष जागेवर खात्री करण्याची जबाबदारी संबंधित क्षेत्रिय
कार्यालयाची राहील.

वरील अभिप्राय अवलोकन होऊन विषयांकित मिळकती मधील स.न.७०ए/२, ७०ए/३,
७०ए/१४+१२ी+१२ी, ७०ए/१२ी+सी (पार्ट) सी.स.न.८०९, ८७३, ८८१, घोरपडी पेठ, पुणे या
मिळकतीमधील इमारत सी मधील ७२-सदनिका साठी २६० M3/day मैलापाणी शुद्धीकरण केंद्रा साठी अंतरिम
अभिप्राय नाहारकत दाखला वरील अटीस अधिन राहून मा.अधिक्षक अभियंता यांनी ठाराव
क्र.मलनि./STP/३५८/२०२२ दि.१६/१२/२०२२ अन्वये मान्यता दिलेली असून त्यानुसार पुढील कार्यवाही
आपले विभागामार्फत होणे विषयी विनंती आहे.

शाखा अभियंता	उप अभियंता	कार्यकारी अभियंता
मलनि: सारण देखभाल व दुरुस्ती पुणे महानगरपालिका	मलनि: सारण देखभाल व दुरुस्ती पुणे महानगरपालिका	मलनि: सारण देखभाल व दुरुस्ती पुणे महानगरपालिका

प्रत. १) मा.कार्यकारी अभियंता
बांधकाम विकास विभाग झोन क्र.
पुणे महानगरपालिका

२) मे.श्री.जयेश आर जैन तर्फे भागीदार यशवास्तु डेव्हलपर्स.



पुणे महानगरपालिका

कार्यकारी अभियंता कार्यालय

लष्कर पाणीपुरवठा विभाग

पुणे महानगरपालिका

जावक क्र.: 314

दिनांक : 11 MAY 2022

PROVISIONAL ENVIRONMENT CERTIFICATE

मे.यश वस्तु डेव्हलपर्स करिता भागीदारी श्री. जयश आर.जैन ,
अहिंसा अपारमेंट, दुसरा माजालन , प्रभाग रोड,
७६८/१८, डेक्कन जिमखाना,
पुणे-४११००१

विषय :- मौजे घोरपडी, ता.-हवेली, जिल्हा -पुणे येथील स.न. ७०A/२, ७०A/३, ७०A/१A+१B+१C, ७०A/
१B+C(p), CTS NO. ८०९, ८१३, ८८१, बी.टी.कवडे रोड पुणे या मिळकीवर होणाऱ्या गृह व

वाणिज्य प्रकल्पासाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्रायावावत.

संदर्भ :- १. लष्कर पाणीपुरवठा विभागास प्राप्त झालेले पत्र आ.क्र. ३२९, दि. २८/०४/२०२२.

संदर्भ क्र. १ चे पत्रान्वये विषयांकित नियोजित गृह व वाणिज्य प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळण्यासाठी पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखल्याची मागणी केली आहे. सदर प्रकल्प एकूण ७५९५६.०४ चौ.मी.क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पामध्ये एकूण ६८० निवासी सदनिका व १८ दुकाने असून त्यासाठी ४७३.४० KLD प्रति दिवस पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखला खालील १ ते १४ अटीवर देण्यात येत आहे.

- १) विषयांकित मिळकीवरील गृहप्रकल्पासाठी भोगवटा पत्राच्या प्रमाणात पाणीपुरवठा करण्याकरिता नळजोड प्रस्ताव सादर करावा लागेल.
- २) विकासकामे स्वच्छाने मनपाचे सूचनेनुसार जलवाहिनी विकसित करावी लागेल.
- ३) एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करावी लागेल.
- ४) जागेवर वांशकाम चालू करण्यापूर्वी मिळकी मध्यील मनपाच्या नळ जोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद केले जाईल.
- ५) इमारतीचे पिण्याचे पाणी, वापरायचे पाणी, फ्लशिंगचे पाणी इ. कारणासाठी स्वतंत्र व्यवस्था करणे आवश्यक.
- ६) सदर प्रकल्पाकरिता पाण्याच्या उपलब्धतेनुसार पुणे मनपाकडून होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकासक यांस स्वतः च्या खर्चाने करावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग ५ लिटर्स प्रती मिनिटा पेक्षा कमी डिस्वार्ज असणाऱ्या आवश्यक.
- ८) सर्व कामे सक्षम कन्सल्टंट यांचे कडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपर्वेल.
- १०) प्रवर्तकाचे तज्ज सल्लागार यांनी प्रस्तावित गृह व वाणिज्य प्रकल्पात एकूण ७५९५६.०४ चौ.मी.क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पामध्ये एकूण ६८० निवासी सदनिका व १८ दुकाने असून त्यासाठी ४७३.४० KLD प्रति दिवस पाण्याची मागणी केली असून तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमानुसार धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) मिळकीची ले आउट मान्य झाल्यानंतर काम चालू करण्याचा दाखला व ले आउट मान्यतेची प्रत खात्यास सादर करणार व वॉटर लाईन डेव्हलपमेंटचा फरक किंवा वॉटर लाईन शुल्क, मीटर ना हरकत प्रमाणपत्र मागण्यापूर्वी मनपा कोषागरात 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 अपुन्या पाणीपुरवठ्यावावत विकासक हे खात्याकडील सादर केलेल्या हमीपत्रास (नोटरी) मे.यश वस्तु डेव्हलपर्स करिता भागीदारी श्री. जयश आर.जैन यांचे नोटरी रजिस्टर अ.क्र. ४३६२/m/२०२२ दि. २९/०४/२०२२ अधीन राहणार आहे.
- १४) प्रस्तुत प्रकरणी मनपा मार्फत काही भागात अत्यल्प स्वरूपाचा पाणीपुरवठा करण्यात येत आहे. तसेच सदर परिसरात जलवाहिनी विकासकाची कामे पूर्ण झाले नंतर व मनपा मार्फत पाणीपुरवठा करण्याचे नियोजन त्यावेळेसचे परिस्थिती नुसार करणेत येईल. भविष्यात पाणीसाठा मनपा नियम, नैसर्गिक परिस्थिती व उपलब्ध पाणीसाठा यावर अवलंबून असेल. कलावे.

कार्यकारी अभियंता
लष्कर पाणीपुरवठा विभाग
पुणे महानगरपालिका

गोपनी



पुणे महानगरपालिका

उप अभियंता कार्यालय
लष्कर पाणीपुरवठा मीटर विभाग
पुणे महानगरपालिका
जावक क्र. :- 2029
दिनांक : [14 DEC 2022]

मा.उप अभियंता ,
बांधकाम नियंत्रण विभाग,
पुणे महानगरपालिका.

यांजकडेस.....

भाग :- पेठ - घोरपडी, पुणे.

विषय :- ना - हरकत दाखला (पार्ट)

संदर्भ :- जयेश आर. जैन पार्टनर यशवास्तू डेव्हलपर्स यांचा अर्ज आ.क्र. २७२५,
दि.०१/१२/२०२२

घर क्रमांक / स.नं.फा.प्लॉट.नं. :- पुणे पेठ- घोरपडी, स.न. ७०A/२, ७०A/३, ७०A/३, ७०A/१A+
१B+१C, ७०A/१B+१C (पार्ट) सि.स.नं.८०९, ८७३, ८८१, पुणे.

बांधकाम परवाना क्रमांक/ दिनांक:- CC/3318/18, दि.०१/०२/२०१९

बांधकाम क्षेत्रफल :- ५८३६.२६ चौ.मीटर (विंग C)

सदर ठिकाणी झालेल्या बांधकामास बोअरवेलचे पाणी वापरलेले आहे.

तरी सदर ठिकाणी झालेल्या बांधकामासपुर्णत्वाचा दाखला देणेस मीटर विभागाची काही हरकत नाही.

मा.स.कळावे.

14-12-2022
उप अभियंता
लष्कर पाणीपुरवठा मीटर विभाग
पुणे महानगरपालिका

प्रत :- जयेश आर. जैन पार्टनर यशवास्तू डेव्हलपर्स, घोरपडी.

पुणे महानगरपालिका
दोले पाटील क्षेत्रीय कार्यालय
जा.क्र. १९८०
दिनांक- १०/०६/२०२२

प्रति,
यश वास्तु डेव्हलपमॅर्स
अहिंसा अपार्टमेंट, २ रा मजला
प्रभात रोड, पुणे

विषय :- पर्यावरण ना हरकत पत्रावावत.

संदर्भ :- दोले पाटील क्षेत्रीय कार्यालय आ.क्र. ७३९ दि. २७/०४/२०२२ रोजीचे पत्र.

संदर्भाकित पत्रान्वये स.नं. ७०अ/२, ७०अ/३, ७०अ/१अ+१वि+१मी (पार्ट) मी.म.नं. ८०९, ८७३, ८९८, वी.टी.कवडे रोड घोरपडी पुणे येथील पर्यावरण ना हरकत पत्रासाठी मागणी केलेली आहे. प्रम्तुत मिळकतीचे क्षेत्रफल १८४५८.५१ अमून सद्यस्थितीत त्याठिकाणी एकुण ८९ वृक्ष आहेत. प्रम्तुत मिळकतीत बांधकामान अडथळा करणारे वृक्ष मा.वृक्ष प्राधिकरण अध्यक्ष/समिती यांच्या परवानगीने काढणे आवश्यक आहे. शिवाय परवानगी पत्राप्रमाणे वृक्ष काढणे पोटी महाराष्ट्र शासनच्या दि. २४.०६.२०२१ रोजच्या आदेशानुसार वृक्षांच्या वया एवढे वृक्ष लागवड करणे आवश्यक आहे. सदर वृक्ष लागवड करणेसाठी जागा मागणी केल्यास वृक्ष प्राधिकरणाच्या सर्व अटी व शर्ती नुसार वृक्ष लागवड करणे व संगोपन करणे वंधनकारक आहे.

~~महानगरपालिका~~
महानगरपालिका
पुणे महानगरपालिका

महापालिका महा.आयुक्त तथा
वृक्ष अधिकारी
दोले पाटील क्षेत्रीय कार्यालय
पुणे महानगरपालिका

Date: 27 December 2025

To,
Euphoric Developers LLP ,
Office No. A-416, KPCT Mall, Fatima Nagar, Pune – 411040

Sub: -Facilitating Solid Waste Management at your Commercial/Residential “PARK LAND HOMES II” Project “situated at at C.T.S. NO. 809, 873, 881 S. NO. 70A/2, 70A/3, 70A/1A+1B+1C,70A/1B+C (pt) Village - Ghorpadi, Taluka Haveli, District Pune, State Maharashtra

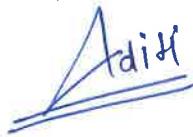
Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project. SWaCH Pune Seva Sahakari Sanstha Maryadit, (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated **Dry Waste (Recyclables & Non-Recyclables: 812.00 Kg/Day, E Waste 1955.00 Kg/Year)** from your registered project **PARK LAND HOMES II” Project** situated at at C.T.S. NO. 809, 873, 881 S. NO. 70A/2, 70A/3, 70A/1A+1B+1C,70A/1B+C (pt) Village - Ghorpadi, Taluka Haveli, District Pune, State Maharashtra 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: 1193.00 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 Maryadit

Date: 27 December 2025

EC/2025-26/333

SWaCH Pune Seva Sahakari Sanstha Maryadit is an autonomous cooperative enterprise of waste pickers authorised by Pune Municipal Corporation to provide door-step waste collection service across entire pune city.

3 Floor, Old Tilak Rd Ward Office, Above SBI Bank (Tilak Rd Branch), Pune-411042 (Reg.No.PNA(1)GNL/(O)1321/07-08)

Helpline - 9765 999 500, E mail: swachcoop@gmail.com, Website: www.swachcoop.com

MSME - UDYAM-MH-26-0019011 Shop Act 1931000313362292



महाराष्ट्र MAHARASHTRA

● 2025 ●

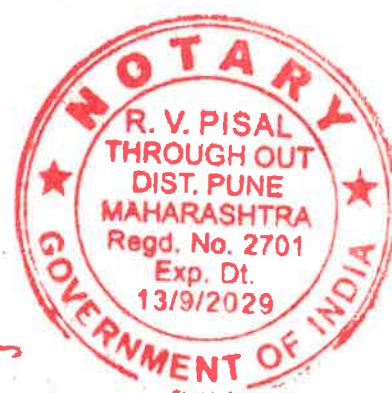
EL 781232

83 EUY 261921002
Agreement
विकास प्रकार
इस नोटीफी करणार आहेत का ? होय/नाही.
विकास विकास एणाच्याचे नांच
M/s Euphonic Developers
फिंगर पुणे
पता
दूसरा विकास एणाच्याचे नांच
Swach Pune Seva Sahakari Sanstha
मर्यादित
तीना विकास एणाच्याचे नांच
Sarbhak PaDar
लाला विकास एणाच्याचे नांच
Marapeth Pune -2
पुढांक विकास एणाच्याचे सही १३४४ गिरजीनगर, पुणे ४११००८
रुपांगी सुहास वनकर
परदाना क्र. २२०९९९८



24 DEC 2025

प्रथम. मुद्रांक लिपीक
कोषागार पुणे करिता



AGREEMENT
Aditi



NOTARIAL



NOTARIAL



NOTARIAL



AGREEMENT

This Agreement ("Agreement") is entered into as on **25th day of December 2025**, at Pune.

BETWEEN

~~M/s Yash Vastu Developers through P.O.A. holder M/s Euphoric Developers LLP Through Partner Mr. Ritesh Thakkar, a registered partnership firm having its registered office at – Office No. A-416, KPCT Mall, Fatimanagar, Pune – 411013, (herein after referred to as the "Developer") Party No.1~~

AND

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

WHEREAS, the Developer/Party No.1 is developing / has developed a project under name and style of "PARK LAND HOMES II" C.T.S. NO. 809, 873, 881 S. NO. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C (pt) Village - Ghorpadi, Taluka Haveli, District Pune, State Maharashtra. (herein after referred to as the "said site").

AND WHEREAS, the Developer required professional services of a suitable agency to collect, recycle and/or dispose of all the non-biodegradable wastes ("the said Wastes") resulting from the said Site on time basis.

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

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





NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No.2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 812 Kg/Day & E-waste -1955 Kg/Year) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through site-administration as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and/or shall ensure that the person/entity in charge of administration of the site shall make such timely payments in case of transfer of administration/ownership to a CHS, Apartment Condominium etc. The developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing on transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.



7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

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

M/s Yash Vastu Developers
through P.O.A. holder -
M/s Euphoric Developers LLP
Mr. Ritesh Thakkar
(Partner)

Ritesh



(Developer/ Party No.1)

SWaCH Cooperative



Daihi

(Party No. 2)

Through.....

26 DEC 2025

राजीव निवास

BEFORE ME

cm

R. V. PISAL

Notary Govt of India, Pune

Noted And Registered

At Sr. No:..... 5749/25

Date:.....

26 DEC 2025



म. टा. प्रतिनिधी, पुणे



‘सं
दृ
नवी
ग.
संशो
प्रशिक्षण

ग. प्र. प्रधान

आहे

संस्था नमूने ‘साधना द्रव्य’ एक विभाग असेल. विविध शिव्यवृत्ती असून, विविध कायांशाळा आणि विषयाची समज वाचवणी आहे.

‘ग. प्र. प्रधान यांच्या बाजूला फार्युसन

पाटील

‘महाराष्ट्रातील दहा सुनील पाटील; तसेच घेत असलेली सानी केलेल्या चीन दौऱ्या देण्यात आली आहे २५ जानेवारी दरम्यावर मानसी फडके विकसित होतो’ या आहे. एप्रिल व मे या कार्यशाळा होते पक्ष’ आणि ‘भारत



मुख्य

अधिकारक अभियंता

- मुख्य अभियंता, विभाग, पुणे “M.Tech Testing (PT)”
- बाबीची माहिती www.wrd.mahaonline.gov.in
- पुरवठादारांनी विश्लेषणासह ०५.०० वाजेपाई
- अटी व शर्ती ३

जा.क्र. जविप्रविलेख

सुदामेला दंडाची नोटीस

पुणे : पुणे महानगर परिवाहन महामंडळाच्या (पीएमपी) बसमध्ये विनापरवाना रीत्य तयार केल्यामुळे रीलस्टार अंथर्व सुदामे याला नोटीस बजाव्यानंतरही त्याच्याकडून वेळेत काहीही खुलासा भिळाला नाही. त्यामुळे ‘पीएमपी’ने सुदामे याला ५० हजार रुपये दंड भरण्याची नोटीस बजावली आहे. दंड न भरल्यास गुन्हा दाखल करण्यात दिला आहे.

पीएमपी बसमध्ये अंथर्व सुदामे याने वाहकाचा गणवेश परिधान करून, ई-तिकीट मशिन हातात घेऊन रील तयार केले होते. संबंधित

रीलमध्ये एक महिला व एक पुरुष असून, महिलाविषयी आशय असल्याचे नमूद करण्यात आले आहे. या रीलमुळे महामंडळाची प्रतिमा मलिन होत असल्याचा आरोप प्रशासनाने केला आहे. संबंधित रील तकाळ इन्स्टाग्रामवरून हटवावेच; तसेच सात दिवसांच्या आत लेखी खुलासा सादर करावा, अशी नोटीस ‘पीएमपी’ने सुदामे याला पाठवली होती; पण खुलासा करण्यात आलेला नाही. त्यामुळे दोन रील्सचे ५० हजार रुपये भरण्याची नोटीस बजावली आहे. दंड न भरल्यास गुन्हा दाखल करण्यात येणार आहेत.

जाहिर सूचना

आम्ही मे यश वास्तु डेव्हलपर्स तरफे कुलमुख्यारथारक युफोरिक डेव्हलपर्स एलएलपी तमाम जनतेस कळवू इच्छितो कि, महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या स.नं. ७०३/१/बी, स.नं. ७०३/१, स.नं. ७०३/२, स.नं. ७०३/३, गाव मौजे घोरपडी (बी.टी. कवडे रोड), तालुका-हवेली जिल्हा- पुणे, महाराष्ट्र येथील पार्क लॅन्ड होम्स या प्रकल्पाला दिनांक ०४.०३.२०२२ रोजी पत्र क्रमांक SIA/MIS/259719/2022 (EC Identification No. EC23B038MH180476) अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग यांच्या (<http://parivesh.nic.in>) या संकेत स्थळावर युफोरिक डेव्हलपर्स एलएलपी तरफे अधिकृत भागिदार उपलब्ध आहे.

दि. ०६.०९.२०२६

वीज बंद निवेदन

महावितरण

म. रा.वि.वि.कंपनीच्या कोथरु विभागीय कार्यालयाच्या अंतर्गत येणाऱ्या ग्राहकांना सूचित करण्यात येते की, कंपनीच्या अत्यंत महत्वाच्या दृस्ती व देखभालाच्या कामाकरिता खालील दिलेल्या तक्त्याप्रमाणे सबस्टेशन व त्यावरीत निघणाऱ्या फिडरवरीत विद्युतपुरवठा गुरुवार दि. ०८.०१.२०२६ रोजी बंद राहणार आहे.

फिडर	कालावधी	क्रम	सबस्टेशन
सकाळी 10.00 ते संध्या 05.00 पर्यंत	22 केळ्ही पौढे रोड	1	22/11 केळ्ही एस.एन.डी.टी
सकाळी 10.00 ते संध्या 05.00 पर्यंत	11 केळ्ही कोथरु	2	बाधित क्षेत्र: एमआयटी कॉलेज रोड, रामबाबा कॉलंगी, एलआयसी कॉलंगी, जीवन हाइट्स, किस्मत, किंकिधानगर, राहुल कुंज, कनिकानाथ, स्नेहर्षाईज, सुफल, श्रीराम सोसायटी, वनराजी कॉम्प्लेक्स, धवलगिरी, भक्तिपोग, पिनाक सदिच्छा, गजानन महाराज मंदिर परिसर, राज, गिरीजा जीवन छाया, शिल्प, यशशी, सिंगा सोसायटी
सकाळी 10.00 ते संध्या 05.00 पर्यंत	11 केळ्ही परमहंसनगर	3	बाधित क्षेत्र: शिक्षक नगर, परमहंसनगर, महातोबा नगर, उत्सव कार्यालय
दुपारी 12.00 ते संध्या 03.00 पर्यंत	11 केळ्ही अतुल नार	4	बाधित क्षेत्र: अतुल नगर, राहुल पार्क, संदन, पॉप्युलर नगर, पॉप्युलर कॉलंगी, गिरिधा नगर
दुपारी 12.00 ते संध्या 03.00 पर्यंत	11 केळ्ही माई मोगेशकर	5	बाधित क्षेत्र: रेणुका नगर, शोपा पुरम, ११९ टॉवर्स, महालक्ष्मी नगर, साई सयाजी नगर, चंचवटी, मेघमल्हार, मेघ वर्षा, माई मोगेशकर हांसियेटल, अक्षय पॅलेस
दुपारी 12.00 ते संध्या 03.00 पर्यंत	11 केळ्ही व्होइला	6	बाधित क्षेत्र: व्होइला सोसायटी, चाणक्य मंडळ, मोतीराम नगर, सुयोग नगर, तेजोवलय सोसायटी
दुपारी 12.00 ते संध्या 03.00 पर्यंत	11 केळ्ही राम नगर	7	बाधित क्षेत्र: बीएसयूपी, ओव्हलनेस्ट सोसायटी
दुपारी 12.00 ते संध्या 03.00 पर्यंत	11 केळ्ही गणपती माधा	8	बाधित क्षेत्र: शिवणे औद्योगिक क्षेत्र आणि निवासी क्षेत्र, खानवस्ती, दागट पाटील नगर

पी.आर.ओ. नं. : PZ-184/2025-26

दहा वर्षांच्या मुलाला मारहाण

पुणे : कोंडवा परिसरात एक दहा वर्षांच्या मुलाला त्याच वयाच्या तीन अल्पवयीन मुलांनी निर्जनस्थळी नेऊन काठीने वेदम मारहाण केल्याची धक्कादायक घटना उघडकीस आली आहे. या मारहाणीत मुलाच्या पाश्वरभागाला गंभीर दुखापत होऊन रक्तस्राव झाला. दरम्यान, ‘त्याला नेमकी मारहाण करण्यात आली’ याचे करण अद्याप स्पष्ट झालेले नाही.

या प्रकरणी पीडित मुलाच्या आईने कोंडवा पोलिस ठाण्यात तक्रार दिली असून, पोलिसांनी ‘पॉक्सो’ कायद्यातील कलम चार व सही; तसेच मारहाणीच्या कलमान्वये गुन्हा दाखल केला आहे. तिन्ही अल्पवयीन मुलांना पोलिसांनी ताब्यात घेऊन बालनीरीक्षणगृहात दाखल केले.

पीडित मुलाचा आणि आरोपी मुले एकाच परिसरात राहतात. ते सर्व जण एका शाळेत शिकतात. घटनेच्या दिवशी पीडित मुलाचा त्या तिंबांच्या सोबत होता. त्यांनी त्याला निर्जन ठिकाणी नेले. तेथे त्याचे कपडे काढून काठीने पाश्वरभागावर मारहाण केली. यात मुलाला गंभीर दुखापत झाली. त्यानंतर आरोपी मुले त्याला तेथेच सोडून निघून गेले.

ged to Remove 'Oddities' in Takeover Code

h for overhaul of 'immediate relative' definition as it excludes daughters-in-law, a hurdle to trust-based succession planning

ting their promoter holdings, or a chunk of it, in trusts where the family members are beneficiaries.

Under the Sebi Takeover Code, a change in control or transfer of 5% or more shares of a listed company triggers an open offer, an invitation by the acquirer to public shareholders to sell their shares at a fixed price. But, Sebi exempted a trust which a promoter gives the shares as a gift from making an open offer, as long as the trustees are family members.

Now, a son by virtue of being a relative, can be brought in as a trustee even if he is not listed as a promoter of the companies whose shares the trust holds. However, a daughter-in-law cannot be a trustee simply because she is not recognised as an immediate relative in the takeover code.

"The definition," said Moin Ladha, partner at the law firm Khaitan & Co, "clearly needs a relook because in many family-owned listed companies, daughters-in-law are meaningfully involved in family governance and are often intended beneficiaries under family trusts." "Their exclusion can, in

genuine non-commercial intra-family arrangements, lead to additional regulatory steps and avoidable uncertainty and timelines. A carefully calibrated inclusion aligned with comparable Indian statutes and supported by clear safeguards, can facilitate smooth generational transitions while continuing to uphold Sebi's oversight and minority protection objectives," said Ladha.

In December 2017, Sebi had introduced a standard format for promoters to seek exemption from the takeover code. Also, as SEBI's administrative team started vetting the applications (instead of the ta-

keover panel as was done before the response time improved significantly. Nonetheless, the code is short of addressing new challenges as well as specific underwriting family scenarios.

Besides the non-admission of daughters-in-law as trustees, the regulation discourages appointment of independent trustees, and disallows sub-trusts as beneficiaries. These merit reconsideration as they do not align with either commercial realities or the evolving nature of family succession structures," said Vishal Gada, founder and CEO of Aurtis Consulting which offers tax, transaction,

and regulatory services.

INTERESTS OF MINORS SUB TRUSTS

For instance, a family of four – comprising husband, wife, and minor children – cannot provide in the family trust deed the scope for appointment of close friends and advisors/trustees in the unforeseen event of their death. Likewise, the regulations give no leeway for an arrangement where interests of different branches of a family are preserved under respect vis-à-vis trusts which are structured as beneficiaries of the master family trust.

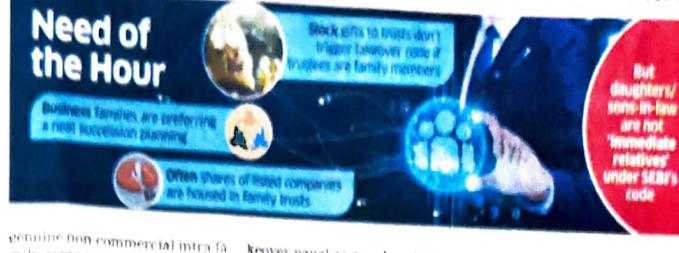
Also, transfer of shares of a new

listed company to a private trust represented only after three years of the listing. "That's like a mandatory storage. It introduces costly delays to estate succession planning, even though there is no imminent risk to minority shareholders," said Gada.

In a few recent cases, the regulator has been more lenient in its admission of non-relative family members like a daughter or son in law as beneficiaries of family trusts. However, a realistic interpretation of the takeover code would suggest that where a patriarch transfers shares to a family trust while continuing as the managing trustee, there may be no change in control, said Gada.

For Sebi, a person's immediate relative includes spouse, parents, brothers, sisters and children. As against this, under the tax code, a son or daughter-in-law receiving a gift of money or shares is not taxed as he or she is considered as relative, though the person giving the gift would have to pay tax on the returns or earnings from the gift.

A Sebi spokesperson did not comment on the issue.



in Energy, Solar Arm Raise Equity of ₹3k cr from CalPERS, Others

THE ECONOMIC TIMES
Foreign, Local Investors to Put \$330m into Inox Clean
CALPERS, Enam, Aathum eye single-digit stake
New Delhi: Inox Clean Energy, India's largest integrated renewable energy platform, has raised \$330 million in a funding round led by the California Public Employees Retirement System (CalPERS) and local investors. The funding will be used to expand its operations in India and abroad. The company is also looking to raise further funds in the future.

ET first reported in its January 07, 2026 edition that Foreign, Local investors are planning to acquire stake in Inox Clean Energy

Jain reiterated that the company was on track to achieve ambitious targets set for renewable energy generation and solar equipment manufacturing businesses. Its re-

wable energy generation activities, known as IPP business in industry parlance, are housed in Inox Neo Energies, while the solar equipment manufacturing business is housed in Inox Solar. Both companies are arms of Inox Clean Energy.

"With its organic growth, recent acquisitions, and global forays, Inox Clean is setting new growth benchmarks and has established a solid base to achieve its medium-term targets of 10 GW of installed IPP capacity and 11 GW of integrated solar manufacturing capacity by FY28," Jain said.

Inox Clean Energy recently acquired Macquarie-owned Vibrant Energy, which supplies electricity generated from renewable sources to Amazon's Indian establishments.

It also acquired solar power projects from an arm of the Netherlands-based SHV Energy.

Delhi HC Seeks RBI's Stand on Enforcement of Digital Lending Rules

New Delhi: The Delhi High Court on Wednesday sought the Reserve Bank of India's stand on the action it has taken to enforce its digital lending rules even as it heard a plea seeking suspension of the licences of several non-banking financial companies (NBFCs) and lending service providers (LSPs), who operate digital lending applications (DLAs), such as Slice, Branch

Home Credit and Simpli, for allegedly accessing borrowers' data illegally without consent. A bench comprising Justice D.K. Upadhyaya and Justice Tejaswini Karia issued notice to RBI on a PIL seeking coercive action against Regulated Entities (REs), NBFCs and LSPs allegedly found to be in breach of the regulator's Digital Lending Guidelines. —Indu Bhan

PSPCL Punjab State Power Corporation Limited
Regd. Office: PSSB Head Office, The Mall, Pattiya-147001
CIN: U44010PB2010SC033813 Website: www.pspcl.in
GKV Power (Gowind Sahib) Limited
Regd. Office: Plot No. 10, Paigam Colony, Sector 10, Panchkula-160003
Telangana, India, CIN: U44010TS2010SC024483
14 wholly-owned subsidiary of Punjab State Power Corporation Limited (PSPCL),
HOD-Electrical, GATP, Gowind Sahib, invites E-Tender For Procurement of
Transformer Oil.

1 Tender Enquiry No. 108/GATP/EMD/20018031 dated 07.01.2026

"Procurement of Transformer Oil (for GAT/STUAT, GATP, Trans-EHV Grade, Transformer Oil as per IIS: 33/1993, Make M/S Sintex Oil Tech Technology at GATP, Telangana, India, CIN: U44010TS2010SC024483

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