



**SANKLA  
MAHADIK**  
REALTY

OFFICE ADDRESS : Office No. 1, First Floor, Suyog Platinum Tower,  
Near Conrad Hotel, S. No. 1 B, Naylor Road, Pune 411 001

MOB.: 838085 0001

Date: 1<sup>st</sup> June 2025.

To,  
**The Additional Director(s),**  
Regional Office (WCZ),  
Ministry of Environment,  
Forest & Climate Change,  
Ground floor, East Wing,  
New Secretariate Building,  
Civil Lines, Nagpur – 440001,  
Maharashtra

**Sub:** Submission of Environmental Clearance compliance (Jan to Jun 25) sfor construction of  
“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no.  
70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

**Ref:** Environment Clearance No. SIA/MH/INFRA2/432757/2023 Dated 3<sup>rd</sup> January 2024.

Respected Sir,

With reference to the above subject, we are submitting the current Status of our construction work, monitoring reports, data sheet and point wise environmental clearance compliance status to various stipulations laid down by the Ministry of Environment and Forest in its Environment Clearance No. SIA/MH/INFRA2/432757/2023 Dated 3<sup>rd</sup> January 2024, along with the necessary enclosure and annexure.

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

Thanking you,  
Yours Sincerely,

**For, M/s. Sankla Mahadik realty.**

*Sahil .S. Sankla*

Authorized Signatory



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“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **PART – A**

## **CURRENT STATUS OF WORK**

### CURRENT STATUS OF WORK (June-2025)

**Current Status of the project:** "Proposed Residential and Commercial project" by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

Sr. No	No. of Buildings	Status	Status of the Environmental Management Facilities
1	T-08 & 09	RCC till refuge floor, Brickwork & Plaster till 5th floor and POP 1st floor	STP - OWC-  D.G -For construction purposes. Transformer -
2	T-06 & 07	RCC till 7th floor Brickwork & Plaster till 3rd floor and POP 1st floor	
3	T-01 & 02	Footing completed.	

*Subhash Sankla*



“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# PART B

## POINT WISE COMPLIANCE STATUS

**PART B:**

**2. Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter - SIA/MH/INFRA2/432757/2023 Date of Issue EC - 03/01/2024 are as follows:**

Sr. No	Condition	Status
<b>I</b>	<b>PART A - SPECIFIC CONDITIONS</b>	
<b>A.</b>	<b>SEAC CONDITIONS</b>	
(i)	PP to submit the copy of IoD.	Noted and adhered
(ii)	PP to submit the Fire NoC.	Noted and adhered
(iii)	PP to submit the details about approach road.	Noted and adhered
(iv)	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	Noted and adhered
(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.	Noted and adhered
<b>B.</b>	<b>SEIAA CONDITIONS</b>	
(i)	PP has provided mandatory RG area of 1703.04 m2 on mother earth without any construction i.e. Club House etc. Local planning authority to ensure the compliance of the same.	Noted and adhered
(ii)	This EC is excluding the commercial building as PP has not obtained CFO NOC for the same.	Noted and adhered
(iii)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and adhered
(iv)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted and adhered
(v)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	Noted and adhered
(vi)	SEIAA after deliberation decided to grant EC for-FSI- 69,251.34m2, Non FSI- 25,723.56 m2, total BUA- 94,975.00 m2. (Plan approval No4550/2023-24, dated- 07.09.2023) (Restricted as per appraisal)	Noted and adhered

<b>PART B - GENERAL CONDITIONS</b>		
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.	Yes, we were collecting separately dry/solid waste. Separate dust bins for collecting and segregating wastes. The organic waste and dry waste is being handed over to vendor.
II	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted and adhered
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.	The construction waste material will either be reused on site or will be sold to the scrap dealer for recycling purpose. Part of the waste such as broken pieces of bricks will be reused on site for sunk filling and road leveling; part of the scrap steel & broken tiles will be reused on site where required. Other construction waste material such as packaging waste, cement bags, scrap steel and aluminum, plastic, glass material will be sold to the local scrap dealer for recycling purpose.
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.	Sanitation facilities like mobile toilet are provided for the construction worker and site staff. The mobile toilets are regularly maintained / de-sludged to ensure sanitary conditions.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and adhered
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Best practices to reduce water demand during construction phase has been adopted.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted adhered.

VIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Not applicable
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.	Noted and adhered
X	The Energy Conservation Building code shall be strictly adhered to.	Noted and adhered
XI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The top soiled will be used in landscaped developing within the project site.
XII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted and adhered
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.	Analysis report is attached as an annexure
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.	Noted and adhered
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.	The proposed DG sets shall be compliant with the CPCB norms.
XVI	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and adhered
XVII	Vehicles hired for bringing construction material to the sites should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	For Construction Phase- Vehicle are allow during early morning hours or late evening hours when traffic in the area is less (7.30 pm to 5.30 am) Standard of construction vehicles are checked regularly.
XVIII	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards	Incremental pollution loads on the ambient air and noise quality are being closely monitored. Air & noise monitoring reports are enclosed as annexure-6.



	by CPCB/MPCB.	
XIX	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted and adhered. Locations of the DG sets were decided consultation with MPCB.
XX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	It is being followed.
<b>B)</b>	<b>Operation Phase</b>	
I	a) The solid waste generated should be collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste should be utilized in the existing premises for gardening. And, no wet garbage should 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.	Yes, we were collecting separately dry/solid waste. The personnel handling ‘Yellow’ and ‘Black’ bags shall be provided with personal protective and sufficient disinfectant at both the point of generation and disposal. And disposal for land filling after recovering recycle material.
II	E-waste shall be disposed through Authorized as per E-Waste (Management and Handling Rules), 2016.	E-waste will be periodically handed over to authorized vendors for recycling.
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/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100% treatment to sewage/liquid waste and explore the possibility to recycle at least 50%	Treated water from STP will be used for irrigation of plantation/Green belt and for flushing. This will reduce the demand for fresh water for irrigation as well as flushing. Excess treated water will be connected to common drainage line of Pune Municipal Corporation

	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.	Noted and adhered.
V	The Occupancy Certificate shall be issued by Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer to the project site and proper disposal of treated water as per environmental norms.	Noted and adhered.
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.	There is no traffic congestion near the entry and exit points from the roads. Parking is fully internalized and no public space is being utilized. Traffic Impact Study has been conducted.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and adhered.
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.	Not applicable.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated Environmental safeguards.	Noted and adhered
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.	Separate funds are allocated for implementation of EMP during construction phase and Operation phase.
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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a> .	Complied. Advertise in local newspaper was circulated and attached in annexure

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.	Noted
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 MoEE, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted and adhered.
<b>C)</b>	<b>General EC Conditions</b>	
I	PP shall to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted and adhered.
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.	Yes, We have Consent to EstablishNo.Format1.0/JD(WPC)/UANNo.0000185281/CE/2401002334 dated on 1st Jan 2023.
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.	Environmental clearance has been obtained from the Parivesh as vide theirref.SIA/MH/INFRA2/432757/2023 Date of Issue EC - 03/01/2024
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	It is being followed.
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	Noted and adhered.

	conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
VI	No further Expansion or modifications, other than the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of SEIAA. In case of deviations or alternations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted and adhered.
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 Wildlife as if applicable & this environmental clearance does not necessarily implies that Forestry and Wildlife clearance granted to the project which will be considered separately on merit.	Not Applicable
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted and adhered.
5	This environmental clearance is being issued purely from the environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work a site.	Noted
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted and adhered.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notifications, 2006, amended from time to time.	Noted
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control	Noted and adhered.

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

	of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and the rules there under, Hazardous Waste (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	
9	Any appeal against this Environment Clearance shall lie with the National Green Tribunal (Western Zone Bench Pune), New Administrative Building, 1 <sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.	Noted and adhered.

Please find all the above mentioned in order and kindly acknowledge the receipt of the same.

Thanking you,

Yours Sincerely,

**For M/s. Sankla Mahadik realty.**

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ENCLOSURE NO. I**

Data Sheet in format with Part – I, Part – II  
& Part - III

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

Ministry of Environment & Forest  
Western Region, Regional Office, Nagpur.

### PART – I

### DATA SHEET

Date: 01/06/2025.

1.	<b>Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)</b>	:	“Proposed Residential & Commercial Project”
2.	<b>Name of the project</b>	:	“Proposed Residential and Commercial project by M/s. Sankla Mahadik realty”
3.	<b>Clearance letter ( s ) / OM No. and Date</b>	:	Environmental clearance has been obtained from the MoEF as vide their ref. SIA/MH/INFRA2/432757/2023 Date of Issue EC - 03/01/2024.
4.	<b>Location</b>	:	
	<b>a.</b>	<b>District ( S )</b>	:
	<b>b.</b>	<b>State ( s )</b>	:
	<b>c.</b>	<b>Latitude/ Longitude</b>	:
			18°29’44.03”N 73°58’06.08”E
5.	<b>Address for correspondence</b>	:	
	<b>a.</b>	<b>Address of Concerned Project Chief Engineer ( with pin code &amp; Telephone / telex / fax numbers</b>	:
	<b>b.</b>		:
			Mr. Sahil Subhash Sankla Office no. -1, Suyog Platinum Towers, Mangaldas road, Pune Maharashtra 411001.
6.	<b>Salient features</b>	:	
	<b>a.</b>	<b>of the project</b>	:
	<b>b.</b>	<b>of the environmental management plans</b>	:
			PART –I PART –II
7.	<b>Breakup of the project area</b>	:	
	<b>a.</b>	<b>submergence area forest &amp; non-forest</b>	:
	<b>b.</b>	<b>Others</b>	:
			Not applicable PART –I
8.	<b>Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units &amp; agricultural Land &amp; landless labourers/artisan</b>	:	Not Applicable.
	<b>a.</b>	<b>SC, ST/Adivasis</b>	:
			Not Applicable.

	<b>b.</b>	<b>Others</b> (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable.
<b>9.</b>	<b>Financial details</b>		:	
	<b>a.</b>			
	<b>1.</b>	<b>Total Cost of the Project</b>	:	Rs. 95 Crores only
	<b>b.</b>	<b>Allocation made for environ-mental management plans with item wise and year wise Break-up.</b>	:	PART –III
	<b>c.</b>	<b>Benefit cost ratio / Internal rate of Return and the year of assessment</b>	:	--
	<b>d.</b>	<b>Whether (c) includes the cost of environmental management as shown in the above.</b>	:	Yes
	<b>e.</b>	<b>Actual expenditure incurred on the project so far</b>	:	PART III
	<b>f.</b>	<b>Actual expenditure incurred on the environmental management plans so far</b>	:	PART III
<b>10.</b>	<b>Forest land requirement</b>		:	
	<b>a.</b>	<b>The status of approval for diversion of forest land for non-forestry use</b>	:	Not Applicable
	<b>b.</b>	<b>The status of clearing felling</b>	:	Not Applicable
	<b>c.</b>	<b>The status of compensatory afforestation, it any</b>	:	Not Applicable
	<b>d.</b>	<b>Comments on the viability &amp; sustainability of compensatory afforestation program in the light of actual field experience so far</b>	:	Not Applicable
<b>11.</b>	<b>The status of clear felling in Non-forest areas (such as submergence area of reservoir,</b>		:	Not Applicable
<b>12.</b>	<b>Status of construction</b>		:	Construction work stared on site
	<b>a.</b>	<b>Date of commencement ( Actual and/or planned )</b>	:	-
	<b>b.</b>	<b>Date of completion ( Actual and/or planned )</b>	:	-



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<b>13.</b>	<b>Reasons for the delay if the Project is yet to start</b>	<b>:</b>	<b>-</b>
<b>14</b>	<b>Dates of site visits</b>	<b>:</b>	
	<b>a.</b>	<b>The dates on which the project was monitored by the Regional Office on previous Occasions, if any</b>	<b>:</b> -
	<b>b.</b>	<b>Date of site visit for this monitoring report</b>	<b>:</b> 17/05/2025.
<b>15.</b>	<b>Details of correspondence with Project authorities for obtaining Action plans/ information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits )</b>	<b>:</b>	<b>Not Applicable</b>

## PROJECT DETAILS

<b>Name &amp; Location</b>	:	“Proposed Residential and Commercial project by M/s. Sankla Mahadik realty” at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.
<b>Total no. Of workers to be employed during the construction phase.</b>	:	Peak: 100 Nos.
<b>Total Project cost</b>	:	Rs. 95 Cr only.
<b>Project infrastructure</b>	:	M/s. Sankla Mahadik realty At Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune
	:	Total Plot Area: 17,127.70 Sq.m. Total Construction Area: 94,975.00 Sq. m.
<b>Water Requirement and Sources</b>	:	<b>During Construction Phase -</b> From Tankers /Municipal Council water: 10 m <sup>3</sup> /day (depending upon the activity) <b>During Operational Phase -</b> From Municipal Council water: 354 m <sup>3</sup> / day Recycled water-179s m <sup>3</sup> / day
<b>Sewage generated</b>	:	Building: 461 KLD
<b>Power</b>	:	<b>During Construction Phase -</b> 1. From MSEDCL: 116.25 kVA <b>Operational Phase -</b> From MSEDCL connected load Connected Load: 4512 KW 1.D.G Set of Capacity Commercial: 320 KVA X1 No (In case of power failure for critical load only)
<b>Gaseous emissions</b>	:	Pollutants like SPM, SO <sub>2</sub> may arise from emissions from DG Sets will be connected to an appropriately designed vent.
<b>Solid waste from :Operation Phase</b> 1. Dry 2. Wet 3.E-Waste	:	<b>Residential &amp; Commercial</b> 807 kg/day 1182 kg/day 5.90 kg/day

## **PART II**

### **ENVIRONMENT MANGEMENT PLAN**

M/s. Sankla Mahadik realty proposes to Residential & Commercial Building Proect “Proposed Residential and Commercial project by M/s. Sankla Mahadik realty” is coming up in at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

The issues likely to develop at various stages of the project e.g. preconstruction, construction & operation could be addressed by preparing a compatible environmental management plan (EMP) & its effective implementation. During study it is to be considered all the environmental attributes such as air, water, noise solid waste & socio-economic aspects etc.

The main aim of environment management plan is to conserve the resources minimize the waste generation, treatment of waste & recycling of material.

Also incorporates vegetation & landscapes of open area & also the post project quality monitoring.

Environmental management plan (EMP) is aimed at mitigating the possible adverse impact of a project and for ensuring to maintain the existing environmental quality. The EMP converses all aspects of planning, construction & operation of the projects, which are relevant to environment. It is essential to implement the EMP right from the planning stage and then continuing it throughout the construction & operations stage. Therefore the main objective of the EMP is to identify the projects specific activities that would have to be considered for investigation of the significant adverse impacts & the mitigation measures required.

During study of the environmental attributes it was seen that all the aspects would be considered to promote the better development in case of future aspects of projects as well as environmental aspects.

#### **1. Water Management:**

Sewage Treatment

Objective of Sewage treatment should be

- To treat sewage so that it can be re-used for toilet flushing/gardening.
- Balance water should be let out to Municipal sewer drain line.
- In order to treat the sewage effectively, SIBF Types sewage treatment is recommended:
- Treated sewage should be a reused the maximum extent for toilet flushing.
- The excess treated water should be let out to the nearest corporation sewer line along with road.

### **Description of treatment facility**

The MBBR system is the nature's way of handling wastewater and is based on Ecological Engineering. The typical sewage treatment envisaged for the construction of STP looking over all the Aspects of reliability & techno economic feasibility study for the proposed building unit will be Moving Bed Bio Reactor (MBBR). The wastewater is processed by this ecosystem which converts the impurities trapped in the biofilters into stable components followed by a polishing tertiary treatment. The final treated water meets the pollution board norms & can be reused for gardening / irrigation / construction /toilet flushing, etc.

### **Features of the design:**

**Capacity of the plants:** 510KLD

**Treated effluent quality:** Treated effluent meets the most stringent of the standards Compact and Elegant: The system elegantly designed with the particular emphasis on compactness, aesthetics and ergonomics.

Parameters	Unit	Inlet Water Quality	Treated water quality
pH	NA	6.0-8.5	5.5-9.0
Oil & Grease	mg/l	10-20	<10
BOD	mg/l	200-500	<10
COD	mg/l	350-450	<60
TSS	mg/l	150-200	<10
Nitrate	mg/l	15-16	<10
Dissolved PO4	mg/l	13-15	<5
Fecal Coliform	MPN/100L	Nil	Nil
Total Nitrogen	mg/l	120	<50

**Odor free Environment:** The system designs ensures and odor free environment unlike competing systems.

**Residuals:**

Excess sludge from the biological treatment process is dewatered in filter place. This is preferred to other sludge drying methods for the following reasons:

- Saves 80 - 90% on electricity
- Easy to operate - only gardener level operator required
- Hence, saves 80 - 90% on O & M cost[about Rs. 3-5/- per cu.m.]
- Payback within 4 – 5 years!
- No problem of flow fluctuations in holidays / vacations
- No secondary sludge
- Resembles a beautiful garden!

**Environmental Impacts and Life Cycle Assessment**

- Positive environmental impacts.
- Use of a treated water for toilet flushing and the resulting water conservation
- As the operation is essentially soundless, no adverse noise impacts will be created

**B) Rain water harvesting:**

Rainwater Harvesting facilities will be created at the project site in the form of aquifer recharge. However, water requirement for the project will not be met from groundwater.

Such rainwater harvesting system should have two-fold objective:

- 1) To utilize rain water available on the plot in direct way or indirect way to reduce the load on water supply system.
- 2) To minimize the storm water drainage load to avoid water logging locally as well as on larger scale.

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

Run off calculation:

Particulars	Details
No. of recharge pits and its size & depth	Level of ground water table – <ul style="list-style-type: none"><li>• Pre monsoon water levels are 20-25 m B .G .L.</li><li>• Post monsoon water levels are 17-20 m B .G .L.</li></ul> No. of recharge pits: 4 nos. <ul style="list-style-type: none"><li>• 4 for surface runoff</li><li>• 4for Rooftop runoff</li></ul> Size : 2m x 2 m x 2m with Bore well 0.160-meter diameter and 60-meter depth <ul style="list-style-type: none"><li>• Recharge capacity of per bore- 4.90 KLD</li></ul>
Proposed use of harvested water	Capital Cost- Rs. 8,00,000/- O & M Cost- Rs. 80,000/-per annum

## AIR POLLUTION CONTROL

### DURING CONSTRUCTION PHASE:

The project will contribute in higher dust level during construction phase. The concrete will be made from outside source of Ready-Mix Plant. The debris and utilized construction material and earth from the construction site shall be removed immediately to recycle within the project so that no nuisance dust is generated due to wind. Construction activities shall not be allowed at night.

The site being influence by winds would result in quick dispersal of the pollutants and thereby the impacts due to NO<sub>x</sub> and SO<sub>2</sub> emissions during the construction will benegligible. Therefore, considering all the air pollutants, it is not expected that air emission due to construction will exceed air quality standards (NAAQS).

Precautions, which would be taken to reduce dust generation during construction phase, are mentioned as follows:

- Concrete supplied from an outside source involves trucks carrying cement, gravel, sand travelling to site and may cause dust emission thus ready-m i x concrete carried in enclosed container will be used as it is better option compared to onsite batch mixing. The operations shall be carried out in a temporary enclosed shed and workers shall be provided with protection masks.
- Dust covers will be provided on trucks that would be used for transportation of materials prone to fugitive dust emissions.
- Water sprinkling on ground and new construction will be done at regular intervals to avoid

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

dust generation.

- Mitigation measures shall include regular maintenance of machinery and provision of personal protective equipment's to workers where needed.
- Proper upkeep and maintenance of vehicle, sprinkling of water on roads and construction site and providing sufficient vegetation all around the plant site are some of the measures that would reduce the impact during construction phase.

## **AFTER COMPLETION**

The proposed project will not have any direct impact on air environment after completion. To ease the traffic congestion project proponent will provide well organized parking arrangement.

The vehicles employed by the developers shall be checked by vehicular emissions. The developers shall also impress upon the service agencies to get vehicles regularly checked for vehicular emissions.

During operational phase, two numbers of D.G. sets will be provided only in case of power failure of water pumps, fire pumps/ firefighting system, stretcher lifts, partial lighting in common lobbies/stairs, partial lighting in stilts/podium access roads etc. DG sets will be complying with CPCB norms for air pollutants.

Emission during construction and operation will be as per the desirable limits of CPCB standards.

## **NOISE POLLUTION CONTROL**

### **Construction Phase:**

During construction phase, source of noise pollution will be due to operation of machinery Earthmoving Machinery Mini Hoist Crane, Hoist Crane, Concrete mini mixer, Weight batcher etc. as well as transportation of vehicles. This will cause nuisance to the occupants of the nearby area. The project proponent has agreed to take precaution to control noise pollution as mentioned under:

- Use of equipment generating noise of not greater than 90 dB (A).
- High noise generating construction activities would be carried out only during daytime.
- Installation, use and maintenance of mufflers on equipment.
- Workers working near high noise construction machinery would be supplied with ear muffs/ear plugs.

### **Operation phase:**

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

The proposed project being Residential complex, the source of noise is vehicular noise only. The project proponents have proposed to provide adequate parking arrangement, which would help in reducing noise levels due to vehicular movement in the parking area.

The project proponents have proposed wall and rows of trees, which would act as noise buffer and will reduce the noise level within site.

Canopies will be provided to the mechanical devices to reduce noise and vibration. There will not be any considerable impact on the ambient air quality around the project site as CPCB approved DG sets along with acoustic room will be developed and plantations will be provided.

### **SOLID WASTE MANAGEMENT**

#### **CONSTRUCTION PHASE:**

Solid waste would be generated mainly due to excavation in the form of rubble and soil. This soil and rubble would be used for development of landscape within the projects site. The Biodegradable and non-biodegradable soil waste which will generated from labors will be sent to Municipal waste bins working within site.

#### **OPERATION PHASE:**

Solid waste will be generated in the campus is domestic type having source separated dry and wet components. As far as possible the dry waste like paper, cardboard boxes, thermocol packing, plastic, etc. shall be sent to scrap vendor for recycling purpose. However, wet waste, which is biodegradable, shall be converted to bio-compost by adopting following aerobic composting method.

Solid waste from domestic sources shall be handover to authorized vendor of the following waste:

<b>Sr. No.</b>	<b>Type</b>	<b>Quantity (kg/day)</b>
1	Dry Waste	8
2	Wet Waste	12
3	Construction Waste	20



“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

➤ **Solid Waste Management During Operation Phase**

Sr. No.	Type	Quantity (kg/day)	Treatment/Disposal
1	Dry Waste	807	Handover to SWACH
2	Wet Waste	1182	Organic Waste Composter
3	E-Waste	5.90	Handover to Authorized Vendor

**1. GREEN BELT DEVELOPMENT**

The project proponent will also propose to develop landscape garden by planting native tree. The project proponents have proposed a landscape and covered with vegetation of indigenous variety.

(REFER ANNEXURE-2: LANDSCAPING PLAN)

**ENERGY CONSERVATION**

Energy conservation measures are often the easiest, quickest and cheapest way to reduce costs and be environmentally pro-active. Energy conservation program will be implemented through measures taken both on energy demand and supply. Energy conservation is focused during the complex planning and operation stages. The conservation efforts would consist of the following:

**Measures to reduce energy consumption-**

- Minimize use of air conditioning so as to use of architectural design.
- Maximize the use of natural lighting and ventilation through design.
- Purchase of energy efficient appliances (CFL FITTINGS)
- Constant monitoring of energy consumption and defining targets for energy conservation. Energy monitoring will be done with the help of Energy meters.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels. Design based on lux level calculations.
- Use of compact fluorescent lamps and low voltage lighting.
- Sunscreen films on windows to reduce heating inside the buildings.
- Awareness on energy conservation will be raised among the users of the building in the complex.
- Use of windmills to cover-up the part lighting load of common area

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

Maximum priority is given for placement of solar water on top terraces. The appurtenant spaces here common lighting is required are proposed to use unconventional energy.

## **ARCHITECTURAL DESIGNS**

- j) Maximum ground is covered by green patches to reduce reflection of heat from ground surface.
- k) Shade giving trees are proposed around the condominium especially on South & west side to cast shadow on the ground & building.
- l) By accommodating maximum parking area are covered parking, heat generation due to vehicle is compressed below the building.
- m) Thermal paint application is proposed for external walls which reduce & reflect heat. Direct exposure to sun is reduced by proposing double height terraces & double wall external walls. Adequate sunshades are proposed.

### **Thermal Characteristics of the building envelop:**

- a) Terraces will be treated with a layer of brick bat coba for reduction in heat gain through roof.
- b) Overhang projections & horizontal band of 0.3m will be provided around the windows which will be reducing solar heat gain assures maximum natural light and ventilation in the buildings.
- c) External shading is prominently used in the complex intercepts solar heat before it reaches the glass /wall.
- d) External walls are 150mm with 10mm plaster on both the sides (cavity wall), double height terraces are provided to reduce direct exposure to sun. Tinted colored with light slightly tinted colors to reduce solar heat gain & will reflect heat.
- e) Friendly acrylic paint.

## **7. ENVIRONMENTAL AND SAFETY CARE**

The project proponents shall follow all the safety rules and regulation as prescribed by regulatory authority as under-

Fire and general safety Measures

The system is having

- a) Fire Hydrant System

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

- b) Fire alarm System Manual
- c) Portable Fire Extinguishers
- a) Fire Hydrate System consist of following
  - Fire Hose Reels will be provided on each floors
  - Yard hydrant will be provided
  - Fire Detection system Automatic detection system will be provided
  - Sign indicators for all fire safety, safe evacuation of occupants in case of emergency will be provided as per guidelines
  - Width of roads around the buildings for fire tender movement with 6 m driveway & 9 m turning radius will be provided
- b) Fire Alarm System
  - Manually operated fire alarm system will be provided on each floor near staircase
- c) Portable Fire Extinguishers – At lift room, meter board, parking transformer room will be provided
- d) During Construction Phase:
  - Fire Protection equipment's like sand Buckets and extinguishes will be installed whenever it required.
- e) During Operation Phase:
  - Underground static storage tank will be exclusively used for firefighting, total 1650 cum for all buildings

## **SEISMIC ENVIRONMENT AND PRECAUTIONS**

As per the Seismic Zoning Map of India ( given in Enclosures) Pune region falls under Zone -3 Stability Certificate , as per prevalent IS Code will be obtained for these buildings from registered Consulting Structural Engineer considering the seismic forces and wind forces etc.

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

## **WATER LOGGING-**

The projects proponent has made proper storm water drain arrangement and rainwater harvesting will be implemented within their premises. Hence water logging will be less.

## **10. FUNCTIONS OF ENVIRONMENTAL MANAGEMENT CELL**

### **10.1 Formation of Environmental Management Cell:**

Monitoring and feedback becomes essential to ensure that the mitigation measures planned by way of environmental protection management cell comprising senior officials may be constituted

To maintain the EMP, a structured Environmental Management Cell (EMC) interwoven with the existing management system will be created. EMC will undertake regular monitoring of the environmental and conduct yearly audit of the environmental performance during the construction of the project. It will also check that the stipulated measures are being satisfactorily implemented and operated. It shall also co-ordinate with local authorities to see that all environmental measures are well coordinated.

EMC will perform following functions

Monthly review of environmental problems and monitoring of installation / performances /maintains of pollution control measures.

Enforcement of latest rules and regulation under relevant Environmental protection acts.

Preparation of budgetary estimates to seek sanctions for new pollutions control measures if required and/or up-gradation of existing ones based on new technologies.

Emergency planning.

EMC shall meet at least once a month and take stock of progress of work relating to decision taken and targets set in the previous meeting.

## **FORMATION OF TASK FORCE**

A task having force having organizational set-up comprising staff of various grades shall be constituted. The task force will ensure following tasks:

Monitoring activities within core & buffer zone.

Monitoring of efficiency of pollution control schemes.

Preparation of maintenance scheduled of STP & composting plant and ensures that is followed strictly.

Inspection and regular cleaning of draining

system. Green- belt development.

Water and energy conservation.

**Good housekeeping.**

Apprising EMC on regular basis.

**MONITORING PROGRAM**

A comprehensive environmental monitoring program that has been prepared for the purpose of implementation in the proposed residential complex will be strictly followed to ensure the success of environmental management activities.

It is proposed to carry out environmental monitoring work of factory by MoEF recognized laboratory. They will assign the work for carrying environmental audit for each year. Also environmental awareness program shall be conducted on regular basis.

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

**PART –III**

**ALLOCATION MADE FOR ENVIRON-MENTAL MANAGEMENT PLANS**

**DURING OPERATIONAL PHASE:**

**CAPITAL INVESTMENT FOR ECOFRIENDLY FEATURES**

<b>Sr. No</b>	<b>Project</b>	<b>Capital Cost  (Rs. Lakhs)</b>	<b>O &amp; M Cost/Year  (Rs. Lakhs)</b>
1	STP Cost	145.00	17.41
2	Rain water harvesting	8.0	0.80
3	Solid Waste Management	24.50	6.21
4	Landscaping	11.75	1.80
5	Environmental Monitoring	-	1.85
6	Energy Saving	147.99	5.07
<b>Total amount</b>		<b>337.24</b>	<b>33.14</b>

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ENCLOSURE NO. II**

**A COPY OF ENVIRONMENTAL CLEARANCE**



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

To,

The -1

SANKLA-MAHADIK REALTY

Office no 1, First Floor , Suyog Platinum Tower, Near Conrad Hotel , Pune  
 - 411001 -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/INFRA2/432757/2023 dated 09 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	<b>EC24B038MH110367</b>
2. File No.	SIA/MH/INFRA2/432757/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential and Commercial project by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk. ,Taluka - Haveli, District - PUNE.
7. Name of Company/Organization	SANKLA-MAHADIK REALTY
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: 03/01/2024

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

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

*This is a computer generated cover page.*

**PARIVESH**

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





**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/432757/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s. Sankla Mahadik Realty,  
Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2,  
Manjari Bk., Taluka - Haveli, District - PUNE .

**Subject** : Environmental Clearance for Proposed Residential and Commercial project at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District - PUNE by M/s. Sankla Mahadik Realty.

**Reference** : Application no. SIA/MH/INFRA2/432757/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 178<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19<sup>th</sup> October, 2023.

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

1.	Proposal Number	<SIA/MH/INFRA2/432757/2023 >	
2.	Name of Project	Proposed Residential and Commercial project at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District - PUNE by M/s. Sankla Mahadik realty.	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Sankla Mahadik realty.
		Regd. Office address	2, Naylor Rd, Anur Park Co-operative Housing Society, Koregaon Park, Pune, Maharashtra 411001
		Contact number	83808 50001
6.	Consultant	QCI NABET Accredited NABET/EIA/2326/IA 01134	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District - PUNE	
10.	Latitude and Longitude	Latitude - 18°29'44.03"N Longitude - 73°58'06.08"E	
11.	Total Plot Area (m2)	17,127.70	
12.	Deductions (m2)	2814.38	
13.	Net Plot area (m2)	14,313.32	
14.	Proposed FSI area (m2)	69,251.34	

15.	Proposed non-FSI area (m2)	25,723.56																																	
16.	Proposed TBUA (m2)	94,975.00																																	
17.	TBUA (m2) approved by Planning Authority till date	Applied and in process																																	
18.	Ground coverage (m2) & %	3395.30																																	
19.	Total Project Cost (Rs.)	Rs 95 Cr																																	
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan																																	
21.	Details of Building Configuration :- <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>																																		
	<table><tr><th>Building Name</th><th>Building Configuration</th><th>Height (m)</th></tr><tr><td>TOWER 1</td><td>B1+G+13th Floor</td><td>43.50</td></tr><tr><td>TOWER 2</td><td>B1+G+13th Floor</td><td>43.52</td></tr><tr><td>TOWER 3</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>TOWER 4</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>TOWER 5</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>TOWER 6</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>TOWER 7</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>TOWER 8</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>TOWER 9</td><td>B2+B1+G+22nd Floor</td><td>69.60</td></tr><tr><td>Commercial Building</td><td>G+4th Floor</td><td>17.85</td></tr></table>		Building Name	Building Configuration	Height (m)	TOWER 1	B1+G+13th Floor	43.50	TOWER 2	B1+G+13th Floor	43.52	TOWER 3	B2+B1+G+22nd Floor	69.60	TOWER 4	B2+B1+G+22nd Floor	69.60	TOWER 5	B2+B1+G+22nd Floor	69.60	TOWER 6	B2+B1+G+22nd Floor	69.60	TOWER 7	B2+B1+G+22nd Floor	69.60	TOWER 8	B2+B1+G+22nd Floor	69.60	TOWER 9	B2+B1+G+22nd Floor	69.60	Commercial Building	G+4th Floor	17.85
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22.	Total number of tenements	720 No.s																																	
23.	Water Budget	<table><tr><th colspan="2">Dry Season (CMD)</th><th colspan="2">Wet Season (CMD)</th></tr><tr><td>Fresh Water</td><td>354.00</td><td>Fresh Water</td><td>354.00</td></tr><tr><td>Recycled for Garden</td><td>20.00</td><td>Recycled for Garden</td><td></td></tr><tr><td>Swimming Pool</td><td>0</td><td>Swimming Pool</td><td>0</td></tr><tr><td>Flushing</td><td>179.00</td><td>Flushing</td><td>179.00</td></tr><tr><td>Total</td><td>553.00</td><td>Total</td><td>533.00</td></tr><tr><td>Waste water generation</td><td>461.00 KLD</td><td>Waste water generation</td><td>461.00 KLD</td></tr></table>	Dry Season (CMD)		Wet Season (CMD)		Fresh Water	354.00	Fresh Water	354.00	Recycled for Garden	20.00	Recycled for Garden		Swimming Pool	0	Swimming Pool	0	Flushing	179.00	Flushing	179.00	Total	553.00	Total	533.00	Waste water generation	461.00 KLD	Waste water generation	461.00 KLD					
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24.	Water Storage Capacity for Firefighting / UGT	UGWT – 1650 KLD																																	
25.	Source of water	Pune Municipal Corporation																																	
6.	Rainwater Harvesting (RWH)	<table><tr><td>Level of the Ground water table</td><td>Pre-Monsoon:-20-25 m Post Monsoon:-17-20 m</td></tr><tr><td>Size and no of RWH tank(s) and Quantity:</td><td>NA</td></tr></table>	Level of the Ground water table	Pre-Monsoon:-20-25 m Post Monsoon:-17-20 m	Size and no of RWH tank(s) and Quantity:	NA																													
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		Quantity and size of recharge pits:	8 nos. of pits (2 m x 2 m x 2 m)	
		Details of UGT tanks if any:	Domestic- 385 Cu.m Drinking-145 Cu.m Fire- 1650 Cu.m	
27.	Sewage and Wastewater	Sewage generation in CMD:	461 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	510 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	8	Handover to authorized vendor
		Wet waste:	12	Handover to authorized vendor
		Construction waste	20	Handover to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	807	Handover to SWACH
		Wet waste:	1182	Organic Waste composter
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	5.90 kg/day	Handover to authorized vendor
		STP Sludge (dry)		Used as manure
30.	Green Belt Development	Total RG area (m2):	1700.00 sq m	
		Existing trees on plot:	0	
		Number of Proposed trees	181	
		Number of trees to be cut:	00	
		Number of trees to be transplanted:	00	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	116.25KVA	
		During Operation phase (Connected load):	4512 KW	
		During Operation phase (Demand load):	2267 KVA	
		Transformer:	(02 X 630 KVA)Nos.	
		DG set:	1 No. x 320 KVA	
		Fuel used:	HSD	
32.	Details of Energy saving	Energy saving using Low Loss Transformer Against Conventional Transformer	0.27%	
		Energy Saving using Solar Water Heater Against Electrical Water Heater:	6.16%	
		Energy Saved by Solar PV	2.24%	
		Energy Saved by Automatic Timer logic controller for lighting Control Against No timer Control	1.12%	
		Energy Saved by Using VFD for Lift against conventional drive	10.41%	
		Total Energy Saving in Project In % by Energy saving measures	20.20%	
33.	Environmental	Type	Details	Cost (Lac)

	Management plan budget during Construction phase	Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, Labor Safety Equipment's and trainings+ CER Activity		3,00,000
		O&M	Water, Noise, soil, air monitoring & Monitoring cell		1,85,600
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lac.)	O&M (Lac./Y)
		Sewage Treatment	1 no STP cost considered	1,45,00,000	17,41,000
		Rain Water Harvesting	8 No. of RWH Pits	8,00,000	80,000
		Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided	24,50,000	6,21,390
		Green Belt Development	Landscaping, tree & shrub plantation	11,75,000	1,80,000
		Biomedical waste management Plan	Biomedical Waste Management Plan		3,50,000
		Monitoring cell	Environment Monitoring Cell		3,75,000
		Energy Saving	With all said energy saving measures like solar PV panels, hot water, low loss transformer, solar lightning	14,799,220.00	507,011.00
		Environmental Monitoring	Air, Noise, Water, Effluent tests as per government norms		1,85,600
		Disaster Management	Lightning Arrestor Installation & Budget for Emergency, First Aid Kit, Safety equipment s.		10,05,000
		Swimming Pool			-
35.	Traffic Management	Type	Required as per DCR	Actual/Provided	Area per parking (m2)
		4 Wheeler	360	378	12.5
		2 Wheeler	720	756	2.0
		Bicycles	-	-	-
36.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 267<sup>th</sup> (Day-3) meeting held on 19<sup>th</sup> October, 2023. 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 the copy of IoD.
2. PP to submit the Fire NoC.
3. PP to submit the details about approach road.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. 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.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1703.04 m<sup>2</sup> on mother earth without any construction i.e. Club House etc. Local planning authority to ensure the compliance of the same.
2. This EC is excluding the commercial building as PP has not obtained CFO NOC for the same.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for FSI- 69,251.34m<sup>2</sup>, Non FSI- 25,723.56 m<sup>2</sup>, total BUA- 94,975.00 m<sup>2</sup>. (Plan approval No4550/2023-24, dated- 07.09.2023) (Restricted as per appraisal)

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
  - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended 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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, 1A- 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 /PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune,

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 17/01/2024 1:30:15 PM

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ENCLOSURE NO. III**

**CONSENT TO ESTABLISH**

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000185281/CE/2401002334

Date: 23/01/2024

To,  
M/s. Proposed Residential and Commercial  
project by M/s. Sankla Mahadik realty, Sr.  
No. 70B/1B/1(P) & 70B/2/1, 70B/2/2,  
Manjari Bk, Tal. Haveli, Dist. Pune.



## Sub: Consent to Establish for Residential & Commercial Building Construction Project Granted Under Red Category

**Ref:** Application for Consent to Establish vide UAN. MPCB-CONSENT-0000185281  
dtd. 27/10/2023.

Your application NO. MPCB-CONSENT-0000185281

For: Grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 and Rule 18(7) of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.95.00 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Residential & Commercial Building Construction Project named as Proposed Residential and Commercial project by M/s. Sankla Mahadik Realty, Sr. No. 70B/1B/1(P) & 70B/2/1, 70B/2/2, Manjari Bk, Tal. Haveli, Dist. Pune on Total Plot Area of 17127.70 Sq Mtrs for construction BUA of 94975.00 Sq Mtrs including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	461	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (320 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	807 Kg/Day	Segregation	Hande over to Local Body
2	Wet Watse	1182 Kg/Day	OWC	Use as Manure
3	E Watse	5.90 Kg/Day	NA	Handed over to authorized vendor

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50 As Actual	Ltr/Hr	NA	Authorized Reprocessors

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
11. 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.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr J. B. Sangewar**  
Joint Director (WPC)  
For and on behalf of  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2024-01-23 13:24:05 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-22298	27/10/2023	NEFT

**Copy to:**

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



### **SCHEDULE-I**

#### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **510 CMD for treatment of domestic effluent of 461 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	354.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set (320 KVA)	Acoustic Enclosure	5.00	HSD 84 Ltr/Hr	1	SO2	24 Kg/Day

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

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



### **SCHEDULE-III**

#### **Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C2E	Rs. 10 Lakhs	15 Days	Compliance of Consent conditions	Upto Commissioning of Unit	Upto Commissioning of Unit

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

#### **BG Forfeiture History**

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

#### **BG Return details**

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



## **SCHEDULE-IV**

### **Conditions during construction phase**

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

### **General Conditions:**

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

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

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This certificate is digitally & electronically signed.

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“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ANNEXURE NO. 1**

## **HYGIENIC, SANITARY MEASURES**

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

**Hygienic, Sanitary Measures & Facilities Provided to Construction Workers**

**Project Name:** “Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty

**Site Address:** at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli,  
District – Pune.

**Total Labor hutments:** 40 nos.

**Total No. of Labor:** Peak : 100 Nos.

Average: 50 Nos.

**Facilities provided:**

1. We have provided Mobile toilets for Labor Hutments.
2. Separate storage tanks for domestic and Drinking water have been provided.
3. Electric bulbs and electricity have been provided.
4. Labor Hutments are isolated from the construction activity area for safety purposes.
5. Solid waste is being disposed of daily in the municipal collection system.
6. Separate arrangements for workers for having lunch & area are maintained from a hygiene point of view.
7. Worker’s health will be regularly monitored and even Health insurance is provided.
8. All construction activity will be followed strictly with guidelines of safety measures to assure worker’s health and safety.

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ANNEXURE NO. 2**

**AIR, NOISE, SOIL MONITORING REPORTS**



## AMBIENT AIR MONITORING REPORT

ULR: TC1236225000004190F

Client's Name & Address	Sample ID.	EEL/ABD/A-458/05/2025-26
M/s. SanklaMahadikRealty Sr. No. 70 B /2/21 70 B /2/2/2, Manjari BK, Taluka, Haveli District – Pune.	Date of Reporting	17/05/2025

### SAMPLING DETAILS

01) Discipline	Chemical	
02) Group	Atmospheric Pollution	
03) Location of Sampling	Near Main Gate No. 1	
04) Sampling Procedure	IS 5182 (Part 5)	
05)Sample Volume	SO <sub>2</sub> : 30 ml×1 no. (Plastic Bottle), NO <sub>2</sub> : 30 ml×1 no.(Plastic Bottle), PM <sub>10</sub> : Filter Paper: 1×3no, PM <sub>2.5</sub> : Filter Paper: 1×1no.	
06) Sample Status (Sealed/Unsealed )	Sealed	
07) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.	
08) Date of Sampling	09/05/2025 to 10/05/2025	
09) Time of Sampling & Sampling Duration	From 11:00 AM of 09/05/2025 to 11:00 AM of 10/05/2025 (24 hrs.)	
10) Date of Received in Lab	12/05/2025	
11) Analysis Start Date	12/05/2025	
12) Ambient Temperature	29°C	
13) Dry Bulb Temperature	29°C	
14) Wet Bulb Temperature	20°C	
15) Relative Humidity	44% RH	
16)Instrument Details	Make/Model No.	Asha Enviro/ AEE/APM-500
	Serial No.	EELRC/EQ/AFD/50
	Calibration Date	Calibration on:05/03/2025 Due On:06/03/2026

### RESULT

Sr. No.	Parameter	UOM	Results of Sample	NAAQ Standards	Testing Method
1	Particulate Matter PM <sub>10</sub>	µg/m <sup>3</sup>	54.37	≤ 100	IS 5182 (Part 23)
2	Particulate Matter PM <sub>2.5</sub>	µg/m <sup>3</sup>	30.51	≤ 60	IS 5182 (Part 24)
3	Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	13.89	≤ 80	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO <sub>2</sub> )	µg/m <sup>3</sup>	16.73	≤ 80	IS 5182(Part 6)

UOM – Unit of Measurement.

Remark: - All above results are within National Ambient Air Quality Standards, Notification dtd November 18, 2009.

Reviewed By

(Ms. Dr. Dhamashila Narwade)  
(Dy. Technical Manager)



Authorized Signatory

(Mr. Subhash Mudgalkar)  
(Director)

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

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Testing & Environmental Compliance".

◆ Technology for sustainable development ◆

Format No. EELRC/LAB/F/068-7.8

**TEST REPORT**

ULR: TC1236225000004191F

Client's Name & Address	Sample ID.	EEL/ABD/DW-459/05/2025-26
M/s. SanklaMahadik Realty Sr. No. 70 B /2/21 70 B /2/2/2, Manjari BK, Taluka, Haveli, District – Pune.	Date of Reporting	17/05/2025

**SAMPLING DETAILS**

Discipline	Chemical
Group	Water, Residue in Water
Sample Details	Drinking Water
Sample Volume	2 lit Plastic Can + 60 ml Sterile Glass Bottle
Type of Sample	Drinking Water
Sampling Procedure	IS 3025 (Part-1)
Sample Status	Sealed
Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.
Date of Sampling	09/05/2025
Date of Sample Received in Lab	10/05/2025
Analysis Start Date	10/05/2025
Analysis End Date	15/05/2025

**RESULTS**

Sr. No	Parameter	UOM	Result of Sample	IS 10500:2012 Standards	Testing Methods
1	pH at 25°C	-	7.23	6.5 - 8.5	IS: 3025 ( Part 11 )
2	Odour	-	Agreeable	Agreeable	IS 3025 (Part-5)
3	Taste	-	Agreeable	Agreeable	IS 3025(Part 8)
4	Turbidity	NTU	0.28	1	IS 3025 (Part 10)
5	Chloride(as Cl)	mg/l	19.44	250	IS:3025 (Part-32)
6	Total Dissolved Solids(TDS)	mg/l	286.0	500	IS: 3025 ( Part 16 )
7	Sulphate (as SO <sub>4</sub> )	mg/l	10.34	200	IS: 3025 (Part 24 )
8	Residual Chlorine	mg/l	<0.2	0.2	IS 3025 (Part 26/Sec 1)
9	Total Alkalinity( as CaCO <sub>3</sub> )	mg/l	67.5	200	IS 3025 ( Part-23)
10	Total Hardness (as CaCO <sub>3</sub> )	mg/l	78.31	200	IS 3025 (Part 21)

Page 1 of 2

AN ENVIRONMENTAL LABORATORY RECOGNISED UNDER EPA, ENVIRONMENT (PROTECTION) ACT BY (MoEF &amp; CC) MINISTRY OF ENVIRONMENT FOREST &amp; CLIMATE CHANGE

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Email : eelab@excellentenviro.com/info@excellentenviro.com/sales@excellentenviro.com

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Email : punesales@excellentenviro.com

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

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Master in "Water & Waste Water Treatment, Monitoring, Testing & Environmental Compliance".

Technology for sustainable development

CIN : U73100MH2020PTC347047

Format No. EELRC/LAB/F/068-7.8

ULR: TC1236225000004191F

Client's Name & Address	Sample ID.	EEL/ABD/DW-459/05/2025-26
M/s. SanklaMahadik Realty Sr. No. 70 B /2/21 70 B /2/2/2, Manjari BK, Taluka, Haveli, District – Pune.	Date of Reporting	17/05/2025

## RESULTS

11	Calcium (as Ca)	mg/l	24.61	75	IS 3025 (Part 40)
12	Magnesium (as Mg)	mg/l	13.05	30	APHA 3500 Mg(B)
13	Copper (as Cu)	mg/l	< 0.03	0.05	IS 3025 (Part 2)
14	Nitrate (as NO <sub>3</sub> )	mg/l	7.3	45.0	IS: 3025 ( Part 34 )
15	Iron (as Fe)	mg/l	<0.2	0.3	IS 3025 (Part 2)
16	Fluoride as F	mg/l	0.44	1	IS 3025 (Part 60)
17	Zinc (as Zn)	mg/l	0.23	5.0	IS 3025 (Part 2)
18	Cadmium (as Cd)	mg/l	<0.0016	0.003	IS 3025 (Part 2)
19	Lead(as Pb)	mg/l	<0.006	0.01	IS 3025 (Part 2)
20	Manganese (as Mn)	mg/l	<0.02	0.1	IS 3025 (Part 2)
21	Nitrite (as NO <sub>2</sub> )	mg/l	1.21	-	APHA 4500 NO2 (Part B)

UOM -Unit of Measurement.

Remark: -All above parameter results are complying with required limits as per IS10500:2012 Standards.

Reviewed By

(Ms. Dhammashila Narwade)  
(Dy. Technical Manager)



Authorized Signatory

(Mr. Subhash D. Gadgaonkar)  
(Director)

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Master in "Water & Waste Water Treatment, Monitoring, Testing & Environmental Compliance".

Technology for sustainable development

CIN : U73100MH2020PTC347047

Format No. EELRC/LAB/F/072-7.8

## TEST REPORT

ULR: TC1236225000004192F

Client's Name & Address  M/s. SanklaMahadikRealty Sr. No. 70 B /2/21 70 B /2/2/2, Manjari BK, Taluka, Haveli, District – Pune.	Sample ID.	EEL/ABD/SO-460/05/2025-26
	Discipline	Chemical
	Group	Pollution & Environment.
	Sample Details	Garden Soil
	Sample Volume	2 Kg Plastic Bag.
	Type of Sample	Soil Sample
	Sampling Procedure	APHA 1060 B 24 <sup>th</sup> Edition
	Sample Status	Sealed
	Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.
	Date of sampling	09/05/2025
	Date of Sample Received in Lab	10/05/2025
	Analysis Start Date	10/05/2025
	Analysis End Date	15/05/2025
	Date of Reporting	17/05/2025

### RESULTS

Sr. No.	Parameters	UOM	Result Of Sample	Testing Methods
1	pH	-	7.41	IS 2720 (Part 26) Rev. 2
2	Water Content	%	7.39	IS 2720(Part-2)
3	Organic Matter	%	3.93	IS 2720 (Part-22)

UOM – Unit of Measurement,

Reviewed By

(Ms. Dhanmashila Narwade)  
(Dy. Technical Manager)



Authorized Signatory

(Mr. Subhash Gadgkar)  
(Director)

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◆ Technology for sustainable development ◆

Format No. EELRC/LAB/F/066-7.8

## AMBIENT NOISE MONITORING REPORT

Client's Name & Address	Sample ID.	EEL/ABD/N-95/05/2025-26
M/s. SanklaMahadik Realty Sr. No. 70 B /2/21 70 B /2/2/2, Manjari BK, Taluka, Haveli District – Pune.	Date of Reporting	17/05/2025

### SAMPLING DETAILS

SAMPLING DETAILS		
01) Location of Sampling	Near Main Gate No. 1	
02) Sampling Procedure	IS 4758	
03) Sample collected By	M/s Excellent Enviro Laboratory & Research Center Pvt. Ltd.	
04) Date of Sampling	09/05/2025 to 10/05/2025	
05) Time of Sampling & Sampling Duration	From 11:50 AM of 09/05/2025 to 11:50 AM of 10/05/2025 (24 hrs.)	
06) Sampling Duration	24 hrs. Day & Night	
07) Instrument Details	Serial No.	KM-928MK-1
	Make	LF2539961
	Calibration Date	Calibration On: 13/11/2024 Due On: 13/11/2025

### RESULT

Sr. No	Time	UOM	Result (Day Time)	Result (Night Time)
	MPCB Standard Limit		≤ 75	≤ 70
1	11:50 AM	dB (A)	52.5	-
2	12:50 PM	dB (A)	46.5	-
3	13:50 PM	dB (A)	48.3	-
4	14:50 PM	dB (A)	51.2	-
5	15:50 PM	dB (A)	47.1	-
6	16:50 PM	dB (A)	50.9	-
7	17:50 PM	dB (A)	45.1	-
8	18:50 PM	dB (A)	50.7	-
9	19:50 PM	dB (A)	47.4	-
10	20:50 PM	dB (A)	51.3	-
11	21:50 PM	dB (A)	50.2	-
12	22:50 PM	dB (A)	-	35.6
13	23:50 PM	dB (A)	-	36.5
14	24:50 AM	dB (A)	-	40.8
15	01:50 AM	dB (A)	-	36.1
16	02:50 AM	dB (A)	-	35.9
17	03:50 AM	dB (A)	-	36.4
18	04:50 AM	dB (A)	-	38.2
19	05:50 AM	dB (A)	-	45.2
20	06:50 AM	dB (A)	43.2	-
21	07:50 AM	dB (A)	45.8	-
22	08:50 AM	dB (A)	44.2	-
23	09:50 AM	dB (A)	42.5	-
24	10:50 AM	dB (A)	49.3	-
	Average	dB (A)	47.89	38.09

UOM – Unit of Measurement. Remarks: The Noise Level is within MPCB normal Limits.

Reviewed By

(Ms. Dhanashila Narwade)  
(Dy. Technical Manager)

Authorized Signatory

(Mr. Subhash V. Gadkar)  
(Director)

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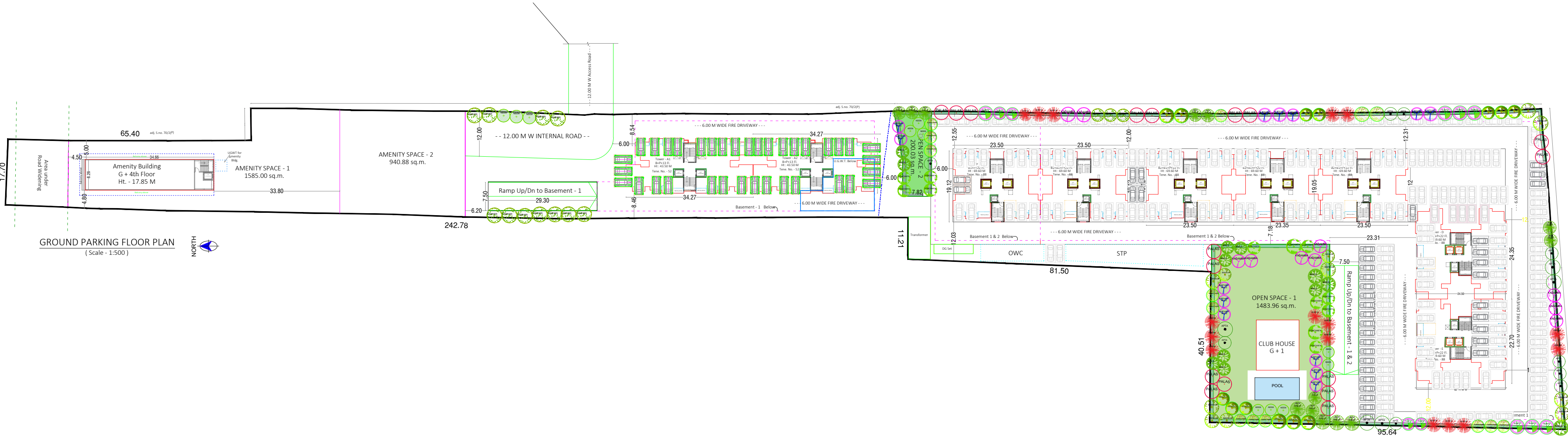
Certifications : ◆ ISO 9001: 2015 ◆ ISO 14001 : 2015 ◆ ISO 45001: 2018

Website : www.eelab.in/ www.excellentenviro.com

“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ANNEXURE NO. 3**

## **LANDSCAPE LAYOUT**



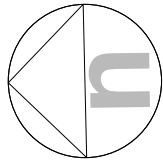
GROUND PARKING FLOOR PLAN  
(Scale - 1:500)

SYMBOL	SR NO.	COMMON NAME	BOTANICAL NAME	CHARACTERISTICS & ECOLOGICAL IMPORTANCE	QTY.
	01	SONCHAFA	MICHELIA CHAMPAKA	EVERGREEN TREE WITH FRAGRANT FLOWERS	12
	02	ARJUN	TERMANALIA ARJUNA	ANTI OXIDANT, ANTI INFLAMMATORY & ANTI MICROBIAL	13
	03	BAHAVA	CASSIA FISTULA	FLOWERING TREE WITH YELLOW FLOWERS	11
	04	JACK FRUIT	ARTOCARPUS HETEROPHYLLUS	TALL EVERGREEN FRUIT BEARING TREE	13
	05	TAMHAN	LAGERSTROEMIA REGINEA	GOOD AS AVENUE TREE	14
	06	KANCHAN	BAUHINIA VARIEGATA	SEMI EVERGREEN TREE WITH MEDICINAL VALUE	14
	07	BAKUL	MIMUSOPS ELENGI	FRAGRANT FLOWERING TREE	12
	08	ELEPHANT APPLE	DILLENIA INDICA	FRUIT BEARING TREES, ATTRACTS BIRDS, MEDICINAL USE	13
	09	KUNTI	MURRAYA PANICULATA	SMALL TREE, FRAGRANT WHITE FLOWERS, BUTTERFLY HOST PLANT	11
	10	NEEM	AZADIRACHTA INDICA	SEMI-EVERGREEN TREE WITH MEDICINAL VALUE	11
	11	APTA	BAUHINIA RACEMOSA	FAST GROWING TREE WITH BEAUTIFUL YELLOW FLOWERS	14
	12	PALAS	BUTEA MONOSPERMA	FRAGRANT FLOWERS OR LEAVES FLOWERS COVERING THE ENTIRE CROWN PLANT FOR POOJA	17
	13	KHAYA	KHAYA GRANDIS	EVERGREEN TREE	16
	14	KADAMBA	NEOLAMARCKIA CADAMBA	FRUIT BEARING TREE ATTRACTS BIRDS	10
TOTAL					181

PLANTATION DETAILS

DESCRIPTION	NOS.
NO. OF TREES REQUIRED IN PLOT AREA AS PER PRORATA BASIS	179
= NET PLOT AREA / 80	
= 14313.32 SQ. MT. / 80	
= 179 TREES	
NO. OF EXISTING TREES (IN NET PLOT AREA)	00
NO. OF EXISTING TREES TO BE RETAINED IN NET PLOT AREA	00
NO. OF EXISTING TREES TO BE TRANSPLANTED IN NET PLOT AREA	00
NO. OF EXISTING TREES TO BE CUT IN NET PLOT AREA	00
NO. OF NEW TREES REQUIRED TO BE PLANTED DUE TO CUT OR TRANSPLANT	00
NO. OF NEW TREES TO BE PLANTED IN NET PLOT AREA	181
NO. OF EXISTING TREES TO BE RETAINED IN NET PLOT AREA	00
NO. OF NEW TREES TO BE PLANTED OFFSITE PLOT AREA	00
PROPOSED TOTAL NO. OF TREES TO BE PLANTED (EXISTING & NEW IN NET PLOT AREA + OFFSITE COMPENSATORY PLANTATION)	181

WATER CALCULATIONS	
WATER REQUIREMENT PER DAY-	1,3500 LITERS.
CAPITAL COST OF LANDSCAPE-	RS. 21.50 LAKHS
MAINTENANCE COST PER MONTH-	RS. 21,500 /-
MAINTENANCE COST PER YEAR-	RS. 2.58 LAKHS
NOTE :	
CENTER TO CENTER TREE DISTANCE - 3.50 MT TO 4.00 MT.	



“Proposed Residential and Commercial project” by M/s. Sankla Mahadik realty at Sr.no. 70B/1B/1(P) & 70B/2/1, 70B/2/2, at Manjari Bk., Taluka - Haveli, District – Pune.

# **ANNEXURE NO.4**

NEWSPAPER ADVERTISEMENT



६। पुणे, सोमवार, २५ ऑगस्ट २०२५

Copy at 25/08/2025

### जाहीर सूचना

आम्ही मेसर्स संकला महाडिक रिऑलिटी याद्वारे सर्वसामान्यांच्या लक्षात आणून देतो की महाराष्ट्र राज्यस्तरीय पर्यावरणीय प्रभाव मूल्यांकन प्राधिकरणाला आमच्या प्रस्तावित निवासी आणि व्यावसायिक इमारत प्रकल्प क्रमांक ७०८/१८/१(२) आणि ७०८/२/१, ७०८/२/२, मांजरी बु., तालुका - हवेली, जिल्हा - पुणे येथे पर्यावरणीय मंजूरी देण्यात आली आहे. आमच्या प्रस्तावावर SEIAA ने त्यांच्या २६७ व्या बैठकीत विचार केला आहे आणि ३ जानेवारी २०२४ रोजीच्या पर्यावरणीय प्रभाव मूल्यांकन अधिसूचना २००६ SIA/MH/INFRA2/432757/2023 च्या तरतुदीनुसार सदर प्रकल्पाला पर्यावरणीय मंजूरी देण्याचा निर्णय घेतला आहे. मंजूरीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत आणि महाराष्ट्र सरकारच्या पर्यावरण विभागाच्या वेबसाइट <http://www.ec.maharashtra.gov.in> वर देखील पाहता येतील.

स्थळ: पुणे

दिनांक: २४/०८/२०२५

- मेसर्स संकला महाडिक रिऑलिटी

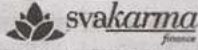
### जाहीर सूचना

आम्ही मेसर्स लॅंडमार्क रिऑलिटी याद्वारे सर्वसामान्यांच्या लक्षात आणून देतो की महाराष्ट्र राज्यस्तरीय पर्यावरणीय प्रभाव मूल्यांकन प्राधिकरणाला आमच्या प्रस्तावित निवासी आणि व्यावसायिक इमारत प्रकल्प क्रमांक ५९/४/१ (भाग) आणि क्रमांक ५९/४/२ (भाग), पुनावळे, ता. मुळशी, जिल्हा-पुणे साठी पर्यावरणीय मंजूरी देण्यात आली आहे. आमच्या प्रस्तावावर SEIAA ने त्यांच्या २७८ व्या बैठकीत विचार केला आहे आणि ९ ऑक्टोबर २०२४ रोजीच्या पर्यावरणीय प्रभाव मूल्यांकन अधिसूचना २००६ SIA/MH/INFRA2/454919/2023 च्या तरतुदीनुसार सदर प्रकल्पाला पर्यावरणीय मंजूरी देण्याचा निर्णय घेतला आहे. मंजूरीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत आणि महाराष्ट्र सरकारच्या पर्यावरण विभागाच्या वेबसाइट <http://www.ec.maharashtra.gov.in> वर देखील पाहता येतील.

स्थळ: पुणे

दिनांक: २४/०८/२०२५

- मेसर्स लॅंडमार्क रिऑलिटी



### SVAKARMA FINANCE PRIVATE LIMITED ("SFPL")

नोंदणीकृत कार्यालय (Registered Office): ८०३, लोढा सुप्रीम्स,

डॉ. ई. मोक्षेस रोड, वरली, मुंबई - ४०००१८

शाखा कार्यालय (Branch Office): ए विंग, ५ वा मजला,

गावडे विझनेस सेंटर, नक्षत्र बिल्डिंग, आकुर्डी, पुणे - ४११०३५

सरफेसी कायदा, २००२ च्या कलम १३ (२) अंतर्गत मागणी नोटीस, ज्याअर्थी, खाली सही करणार, स्वकर्मा फायनान्स प्रायव्हेट लिमिटेड ("SFPL") या कंपनीचा अधिकृत अधिकारी असून, सदर कंपनी हि कंपनी अधिनियम, १९५६ अंतर्गत नोंदणीकृत व भारतीय रिझर्व्ह बँकेकडे (RBI) नोंदणीकृत, ठेवी स्वीकारत नसलेली विंगर-बँकिंग विधीय संस्था (NBFC) आहे. संस्थेचे नोंदणीकृत कार्यालय वरली, मुंबई येथे व शाखा कार्यालय आकुर्डी, पुणे येथे आहे.

सरफेसी कायदा, २००२ च्या कलम १३ (२) व सुरक्षा हितसंबंध (अंमलबजावणी) नियम, २००२ च्या नियम ३ अंतर्गत प्रदत्त अधिकारांचा उपयोग करून, खाली नमूद कर्जदारांना नोटीस दिली जाते की, त्यांनी खालीलप्रमाणे SFPL कडून घेतलेले कर्ज परतफेड करावे:

कर्जदार (Borrowers):

१. मे. लक्ष्मी प्रोव्हिजन्स स्टोअर्स

२. श्री. घनश्याम महीपत अग्रवाल

३. सी. चैतली घनश्याम अग्रवाल

सर्व राहणार: प्लॉट क्र. २४, लक्ष्मीकृपा निवास, तळेगाव स्टेशन रोड, स्टेशन चौकाजवळ, गुरुवार पेठ, तळेगाव स्टेशन कळवी, तळेगाव दा, जि. पुणे ४१०५०७.

सदर कर्जदारांनी खाली नमूद गहाण ठेवलेली स्थावर मालमत्ता तारण ठेवून कर्जखाते क्र. PN01819-200000000389 व PN01820-2100000001241 अंतर्गत कर्ज सुविधा घेतली होती. मात्र, त्यांनी वेळेत परतफेड केली नसल्याने सदर कर्जखाते NPA (अनुत्पादक खाते) म्हणून वर्गीकृत करण्यात आले आहे.

म्हणून, कर्जदार व त्यांचे कायदेशीर वारस/प्रतिनिधी यांनी, सदर नोटीस प्रसिद्ध झाल्यापासून ६० दिवसांच्या आत, खाली नमूद थकाकी रकम, मविष्यातील व्याजासह, भरणे आवश्यक आहे. थकाकी रकम: ₹ ६९,३९,८५४/- (रुपये एकलक्षसत्तर लाख एकतीस हजार आठशे बरोबस फक्त), जर परतफेड झाली नाही, तर SFPL ला वरील कायदानुसार कलम १३(४) अंतर्गत दिलेले अधिकार वापरता येतील, ज्यात तारण मालमत्तेचा ताबा घेऊन विक्री करण्याचा अधिकार समाविष्ट आहे.

### गहाणतारण मालमत्तांचा तपशील:

तळेगाव दाभाडे, ता. मावळ, जिल्हा-पुणे, पिन ४१० ५०७ येथे स्थित सीटीएस क्रमांक ९७९ वरील सुमारे ३४.०६ चौ. मीटर क्षेत्रफळाची जागा व त्यावरील व्यापारी अस्थापना २२.०४ चौ. मीटर क्षेत्रफळाचे दुकान क्षेत्र त्यावरील सर्व साहित्य व हक्कांसह त्रिचुःसिमा खालीलप्रमाणे: पूर्वेस : श्री. मोकरे यांचा हॉटेल, पश्चिमेस : श्री. लांडे यांचा हॉटेल, उत्तरेस : श्री. नांगरे यांची मालमत्ता, दक्षिणेस : रस्ता

हि जाहीरात SFPL कडे उपलब्ध असलेल्या कायदेशीर हक्कांना बाधा न आणता प्रसिद्ध केली आहे. तसेच, सदर कायद्याच्या कलम १३(१३) नुसार, कर्जदार/जामीनदार व तमाम लोकांना सुचित करणेत येते की वरील मालमत्ता विक्री, भाडेपट्टा किंवा इतर कोणत्याही प्रकारे हस्तांतरित करण्यास प्रतिबंध करण्यात येत आहे. सदर तरतुदींचा भंग केल्यास, सदर व्यक्ती, सरफेसी कायद्याच्या तरतुदीनुसार शिक्षा व दंडास पात्र राहतील. आणखी तपशीलासाठी बजावणीसाठी पाठविलेल्या मूळ नोटीस खाली सही करणार यांचेकडे मिळू शकतील. सदर नोटीस ही प्रादेशिक भाषेमध्याही प्रसिद्ध करण्यात येते. कोणत्याही प्रकारच्या स्पष्टीकरणासाठी मूळ इंग्रजी नोटीस ग्राह्य धरली जाईल.

स्थळ: पुणे

दिनांक: १८/०८/२०२५

स्वकर्मा फायनान्स प्रायव्हेट लिमिटेड (SFPL) करिता

अधिकृत अधिकारी



### Bharati Vidyapeeth

(Deemed to be University), Pune (India)

Founder Chancellor: Dr. Patangrao Kadam

Accredited with 'A++' Grade (CGPA 3.60) by NAAC

Category - I University Status by UGC, NIRF Ranking - 78

### TENDER NOTICE

Sealed item rate tenders are invited by the undersigned from Contractors of repute and approved experience for the Renovation work of Bharati Vidyapeeth (Deemed to be University) College of Engineering West Wing - I & West Wing - II, Dhankawadi Pune - 43.

Name of the Work	Estimated Cost in Rs. (Without GST)	Security Deposit	Earnest Money Deposit	Time Limit
Renovation work of BVDU College of Engineering West Wing - I	Rs. 7,00,00,000/-	5%	Rs. 7,00,000/-	10 Calendar Months
Renovation work of BVDU College of Engineering West Wing - II	Rs. 7,90,00,000/-	5%	Rs. 7,90,000/-	10 Calendar Months

Blank tender forms will be available in our office of Bharati Vidyapeeth (Deemed to be University), Bharati Vidyapeeth Bhavan, Building Section, 4th Floor, LBS Marg, Pune 30 and in the office of the Architect with effect from 25/08/2025 to 02/09/2025 during office hours on all working days on payment of Rs. 5000/- cash each (non-refundable). Prebid Meeting will be conducted on 2nd September 2025 at 3 p.m. at Bharati Vidyapeeth Bhavan, Building Section, 4th Floor, LBS Marg, Pune - 30

Sealed tenders will be received in our office of Bharati Vidyapeeth (Deemed to be University), Bharati Vidyapeeth Bhavan, 4th Floor Building Section, LBS Marg, Pune on or before 04/09/2025 up to 1.00 P.M. and will be opened on the same day at 4.00 PM in the presence of attending tenders, if any. The Earnest Money should be paid by Demand Draft only payable at Pune drawn in favor of Registrar, Bharati Vidyapeeth (Deemed to be University) Pune.

Contractors who have done similar type of Institutional work of same magnitude (at least one completed work costing not less than 6 crores, will only be issued tender forms after submittal of Adequate proof).

Bharati Vidyapeeth (Deemed to be University), reserves the right to open, negotiate or reject any or all the tenders without assigning any reason thereof.

### ARCHITECT'S ADDRESS

M/s. Design Works  
607, Bhumi Raj Costarica, Sector 18,  
Sanpada, Navi Mumbai. MH 400705  
Email: vanita.bandi@design-works.in  
Tel No.: 8451907388

### REGISTRAR

Bharati Vidyapeeth (Deemed to be University),  
Bharati Vidyapeeth Bhavan, 4th Floor,  
Building Section, L.B.S. Marg, Pune - 411030  
Tel. No. 020-24407302/24407100  
Email: buildingsection@bharatvidyapeeth.edu



पुणे महानगरपालिका, पुणे

निविदा प्रक्रिया





Indian Express - 25/08/2025

WWW.INDIANEXPRESS.COM  
THE INDIAN EXPRESS, MONDAY, AUGUST 25, 2025

### PUBLIC NOTICE

We M/s. Sankla Mahadik realty hereby bring to the kind notice of General Public that Maharashtra State Level Environmental Impact Assessment Authority has been issued Environmental Clearance for Our Proposed Residential and Commercial Building Project Sr.no. 70B/1B/1(P) & 70B/2/1, 2/2, at Manjari Bk., Taluka - Haveli, District -PUNE Our proposal has been considered by SEIAA in its 267nd Meeting and decided to accord Environmental Clearance to the said project under the provisions of Environmental Impact Assessment Notification 2006 SIA/MH/INFRA2/432757/2023 Dated January 2024. The Copies of the Clearance are available with Maharashtra Pollution Control Board and also be seen on the Website of The Department of Environment, Government of Maharashtra at <http://www.ec.maharashtra.gov.in>  
Place : Pune  
Date : 24 Aug 25  
- M/s. Sankla Mahadik Realty

### PUBLIC NOTICE

We M/s. Landmark realty hereby bring to the kind notice of General Public that Maharashtra State Level Environmental Impact Assessment Authority has been issued Environmental Clearance for Our Proposed Residential and Commercial Building Project S. No. 51/4/1(Part) and S. No.51/5/2(Part), Punawale, Tal. Mulshi, Dist.-PUNE Our Proposal has been considered by SEIAA in its 267nd Meeting and decided to accord Environmental Clearance to the said project under the provisions of Environmental Impact Assessment Notification 2006 SIA/MH/INFRA2/454919/2023 Dated 9th October 2024. The Copies of the Clearance are available with Maharashtra Pollution Control Board and also be seen on the Website of The Department of Environment, Government of Maharashtra at <http://www.ec.maharashtra.gov.in>  
Place : Pune  
Date : 24 Aug 25  
- M/s. Landmark Realty



Registered Office: Plot No.48, 406/407, 4 th floor, Office No.9&10, Neco Chambers, Sector -11, and C.B.D. Belapur. Navi Mumbai-400614. Ph-+9102245763636.  
Regd. Office: Shri Towers, Plot No. 14A, South Phase, Industrial Estate, Guindy, Chennai. 600032, Tamil Nadu, Tel. 914448524666.  
Email:-customer@shriramfinance.in Website: www.shriramfinance.in.  
Corporate Identification Number (CIN) L65191TN1979PLC007874.

### DEMAND NOTICE (PUBLICATION)

13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act") read with Rule 3 (1) of the Security Interest (Enforcement) Rules 2002. The undersigned is the Manager of the SHRIRAM FINANCE LTD.

Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. powers conferred under the Section 13 (12) of the Act read with Rule 3 of the Security Interest Rules, 2002, the Authorized Officer has issued a Demand Notice under Section 13 (2) of the Act, calling upon borrower(s), to repay the amounts mentioned in the respective Demand Notice issued to them that follow. In connection with above, Notice is hereby given once again, to the Borrowers to pay SCUF, within publication of this notice, the amounts indicated herein below, together with further interest as detailed in Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable under Demand Notice read with other documents/writings, if any, executed by the said borrower(s). As security for due loan, the following asset have been mortgaged to SHRIRAM FINANCE LTD. by the said borrower(s)

Borrower (S) / Guarantor (s) Name of the Branch)	Demand Notice Date And Amount	Description of secured asset (Immovable Property)
SHI BRHTF1603210002 Gisan Khedkar :- 255 Kurduwadi, Tal - Madha, Solapur. 413208. Gisan Khedkar :- Masoba Galli, Kurduwadi, Tal - Solapur. 413208 Namdev Salve	Dt :- 24/12/2024 Rs. 6180100/-	Immovable Property i.e. All that piece and parcel of land admeasuring area 38.00 Sq.Mtrs along With Whole building constructed thereon, House No. 255/A, bearing Old Gat No 300/1 and C.T.S No. 452, within the local limits of Kurduwadi Municipal council, Situated at Village Kurduwadi Taluk Madha and District Solapur and said Land is bounded area as follows-

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umption.



**M/s. Sanklia Mahadik realty** hereby bring to the kind of General Public that Maharashtra State Level Environmental Impact Assessment Authority has been issued Environmental Clearance for Our Proposed Residential and Commercial Building Project **Sr.no. 70B/1B/1(P) & 70B/2/1, 2, at Manjari Bk., Taluka - Haveli, District -PUNE** Our proposal has been considered by SEIAA in its 267nd Meeting and to accord Environmental Clearance to the said project the provisions of Environmental Impact Assessment Regulation 2006 **SIA/MH/INFRA2/432757/2023 Dated 14th July 2024.** The Copies of the Clearance are available with Maharashtra Pollution Control Board and also be seen on the website of The Department of Environment, Government of Maharashtra at <http://www.ec.maharashtra.gov.in>

**- M/s. Sanklia Mahadik Realty**

We **M/s. Landmark realty** hereby bring to the kind notice of General Public that Maharashtra State Level Environmental Impact Assessment Authority has been issued Environmental Clearance for Our Proposed Residential and Commercial Building Project **S. No. 51/4/1(Part) and S. No.51/5/2(Part), Punawale, Tai. Mulshi, Dist.-PUNE** Our Proposal has been considered by SEIAA in its 267nd Meeting and decided to accord Environmental Clearance to the said project under the provisions of Environmental Impact Assessment Notification 2006 **SIA/MH/INFRA2/454919/2023 Dated 9th October 2024**. The Copies of the Clearance are available with Maharashtra Pollution Control Board and also be seen on the Website of The Department of Environment, Government of Maharashtra at **<http://www.ec.maharashtra.gov.in>**

Place : **Pune**  
Date : **24 Aug 25**

**- M/s. Landmark Realty**



**Shriram Finance Ltd.**

Registered Office: Plot No.48, 406/407, 4 th floor, Office No.9&10, Neco Chambers, Sector -11,  
and C.B.D. Belapur. Navi Mumbai-400614. Ph-+9102245763636.

Regd. Office: Shri Towers, Plot No. 14A, South Phase, Industrial Estate, Guindy,  
Chennai - 600 032, Tamil Nadu. Tel. 914448524666.

Chennai. 600032, Tamil Nadu, Tel. 914443321333.  
Email:-[customercare@shriramfinance.in](mailto:customercare@shriramfinance.in) Website: [www.shriramfinance.in](http://www.shriramfinance.in).

Corporate Identification Number (CIN) L65191TN1979PLC007874.

DEMAND NOTICE (PUBLICATION)

**DEMAND NOTICE (PUBLICATION)**  
13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act") read with Rule 3 (1) of the Security Interest (Enforcement) Rules 2002. The undersigned is the  
Officer of the SHRIRAM FINANCE LTD.

the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. If powers conferred under the Section 13 (12) of the Act read with Rule 3 of the Security Interest Rules, 2002, the Authorized Officer has issued a Demand Notice under Section 13 (2) of the Act, calling upon borrower(s), to repay the amounts mentioned in the respective Demand Notice issued to them that is below. In connection with above, Notice is hereby given once again, to the Borrowers to pay SCUF, within the publication of this notice, the amounts indicated herein below, together with further interest as detailed in Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable under the agreement read with other documents/writings, if any, executed by the said borrower(s). As security for due repayment of the loan, the following asset have been mortgaged to SHRIRAM FINANCE LTD. by the said borrower(s)

Name of the Borrower (S) / Guarantor (s) (Name of the Branch)	Demand Notice Date And Amount	Description of secured asset (Immovable Property)
<b>BARSHI</b> <b>CDBRHTF1603210002</b> <b>Shreshth Kisan Khedkar</b> <b>R/O : - 255 Kurduwadi, Tal - Madha,</b> <b>Dist - Solapur. 413208.</b> <b>Shreshth Kisan Khedkar</b> <b>R/O : - Masoba Galli, Kurduwadi, Tal -</b> <b>Madha, Dist - Solapur. 413208</b>	<b>Dt :- 24/12/2024</b> <b>Rs. 6180100/-</b>	<b>Immovable Property i.e. All that piece</b> <b>and parcel of land admeasuring area</b> <b>38.00 Sq.Mtrs along With Whole building</b> <b>constructed thereon, House No. 255/A,</b> <b>bearing Old Gat No 300/1 and C.T.S No.</b> <b>452, within the local limits of Kurduwadi</b> <b>Municipal council, Situated at Village</b> <b>Kurduwadi Taluk Madha and District</b> <b>Solapur and said Land is bounded area</b> <b>as follows-</b>

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umption.



६। पुणे, सोमवार, २५ ऑगस्ट २०२५

### जाहीर सूचना

आम्ही मेसर्स संकला महाडिक रिऑलिटी याद्वारे सर्वसामान्यांच्या लक्षात आणून देतो की महाराष्ट्र राज्यस्तरीय पर्यावरणीय प्रभाव मूल्यांकन प्राधिकरणाच्या आमच्या प्रस्तावित निवासी आणि व्यावसायिक इमारत प्रकल्प क्रमांक ७०८/१८/१(१) आणि ७०८/२/१, ७०८/२/२, मांजरी बु. तालुका - हवेली, जिल्हा - पुणे येथे पर्यावरणीय मंजूरी देण्यात आली आहे. आमच्या प्रस्तावावर SEIAA ने त्यांच्या २६७ व्या बैठकीत विचार केला आहे आणि ३ जानेवारी २०२४ रोजीच्या पर्यावरणीय प्रभाव मूल्यांकन अधिसूचना २००६ SIA/MH/INFRA2/432757/2023 च्या तरतुदीनुसार सदर प्रकल्पाला पर्यावरणीय मंजूरी देण्याचा निर्णय घेतला आहे. मंजूरीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत आणि महाराष्ट्र सरकारच्या पर्यावरण विभागाच्या वेबसाइट <http://www.ec.maharashtra.gov.in> वर देखील पाहता येतील.

स्थळ : पुणे  
दिनांक : २४/०८/२०२५

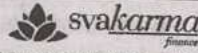
- मेसर्स सांकला महाडिक रिऑलिटी

### जाहीर सूचना

आम्ही मेसर्स लॅंडमार्क रिऑलिटी याद्वारे सर्वसामान्यांच्या लक्षात आणून देतो की महाराष्ट्र राज्यस्तरीय पर्यावरणीय प्रभाव मूल्यांकन प्राधिकरणाच्या आमच्या प्रस्तावित निवासी आणि व्यावसायिक इमारत प्रकल्प क्रमांक ५९/४/१ (भाग) आणि क्रमांक ५९/४/२ (भाग), पुनावळे, मुळशी, जिल्हा-पुणे साठी पर्यावरणीय मंजूरी देण्यात आली आहे. आमच्या प्रस्तावावर SEIAA ने त्यांच्या २७८व्या बैठकीत विचार केला आहे आणि ऑक्टोबर २०२४ रोजीच्या पर्यावरणीय प्रभाव मूल्यांकन अधिसूचना २००६ SIA/MH/INFRA2/454919/2023 च्या तरतुदीनुसार सदर प्रकल्पाला पर्यावरणीय मंजूरी देण्याचा निर्णय घेतला आहे. मंजूरीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत आणि महाराष्ट्र सरकारच्या पर्यावरण विभागाच्या वेबसाइट <http://www.ec.maharashtra.gov.in> वर देखील पाहता येतील.

स्थळ : पुणे  
दिनांक : २४/०८/२०२५

- मेसर्स लॅंडमार्क रिऑलिटी



### SVAKARMA FINANCE PRIVATE LIMITED ("SFPL")

नोंदणीकृत कार्यालय (Registered Office) : ८०३, लोढा सुप्रीम्स,  
डॉ. ई. मोडेंस रोड, वरळी, मुंबई - ४०००१८  
शाखा कार्यालय (Branch Office) : १ विंग, ५ वा मजला,  
गावडे बिजनेस सेंटर, नवत्र बिल्डिंग, आकुर्डी, पुणे - ४११०३५

सरफेसी कायदा, २००२ च्या कलम १३ (२) अंतर्गत मागणी नोटीस, ज्याअर्थी, खाली सही करणार, स्वकर्मा फायनान्स प्रायव्हेट लिमिटेड ("SFPL") या कंपनीचा अधिकृत अधिकारी असून, सदर कंपनी ही कंपनी अधिनियम, १९५६ अंतर्गत नोंदणीकृत व भारतीय रिझर्व्ह बँकेकडे (RBI) नोंदणीकृत, ठेवी स्वीकारत नसलेली बिगर-बँकिंग वित्तीय संस्था (NBFC) आहे. संस्थेचे नोंदणीकृत कार्यालय वरळी, मुंबई येथे व शाखा कार्यालय आकुर्डी, पुणे येथे आहे.

सरफेसी कायदा, २००२ च्या कलम १३ (२) व सुरक्षा हितसंबंध (अंमलबजावणी) नियम, २००२ च्या नियम ३ अंतर्गत प्रदत्त अधिकारांचा उपयोग करून, खाली नमूद कर्जदारांना नोटीस दिली जाते की, त्यांनी खालीलप्रमाणे SFPL कडून घेतलेले कर्ज परतफेड करावे:

कर्जदार (Borrowers):

१. मे. लक्ष्मी प्रोडिजन्स स्टोअर्स
२. श्री. घनश्याम महीपत अग्रवाल
३. सौ. चैतली घनश्याम अग्रवाल

सर्व राहणार: प्लॉट क्र. २४, लक्ष्मीकृपा निवास, तळेगाव स्टेशन रोड, स्टेशन चौकाजवळ, गुरुवार पेठ, तळेगाव स्टेशन कळवी, तळेगाव दा, जि. पुणे ४१०५०७.

सदर कर्जदारांनी खाली नमूद गहाण ठेवलेली स्थावर मालमत्ता तारण ठेवून कर्जखाते क्र. PNO1819-200000000389 व PNO1820-2100000001241 अंतर्गत कर्ज सुविधा घेतली होती. मात्र, त्यांनी वेळेत परतफेड केली नसल्याने सदर कर्जखाते NPA (अनुत्पादक खाते) म्हणून वर्गीकृत करण्यात आले आहे.

म्हणून, कर्जदार व त्यांचे कायदेशीर वारस/प्रतिनिधी यांनी, सदर नोटीस प्रसिध्द झाल्यापासून ६० दिवसांच्या आत, खाली नमूद थकबाकी रक्कम, मविष्यातील व्याजांसह, भरणे आवश्यक आहे. थकबाकी रक्कम: ₹ ६९,३९,८५४/- (रुपये एकोणसत्तर लाख एकतीस हजार आठशे चोपस फक्त), जर परतफेड झाली नाही, तर SFPL ला वरील कायदानुसार कलम १३(४) अंतर्गत दिलेले अधिकार वापरता येतील, ज्यात तारण मालमत्ता ताबा घेऊन विक्री करण्याचा अधिकार समाविष्ट आहे.

### गहाणतारण मालमत्तांचा तपशील:

तळेगाव दाभाडे, ता. मावळ, जिल्हा-पुणे, पिन ४१० ५०७ येथे स्थित सीटीएस क्रमांक ९७९ वरील सुमारे ३४.०६ चौ. मीटर क्षेत्रफळाची जागा व त्यावरील व्यापारी अस्थापना २२.०४ चौ. मीटर क्षेत्रफळाचे दुकान क्षेत्र त्यावरील सर्व साहित्य व हक्कांसहिल ज्याची चतुःसिमा खालीलप्रमाणे: पूर्वेस : श्री. भोकरे यांचा हॉटेल, पश्चिमेस : श्री. लांडे यांचा हॉटेल, उत्तरेस : श्री. नांगरे यांची मालमत्ता, दक्षिणेस : रस्ता

हि जाहीरत SFPL कडे उपलब्ध असलेल्या कायदेशीर हक्कांना बाधा न आणता प्रसिध्द केली आहे. तसेच, सदर कायद्याच्या कलम १३(१३) नुसार, कर्जदार/जामीनदार व तमाम लोकांना सुचित करणेत येते की वरील मालमत्ता विक्री, भाडेपट्टा किंवा इतर कोणत्याही प्रकारे हस्तांतरित करण्यास प्रतिबंध करण्यात येत आहे. सदर तरतुदींचा भंग केल्यास, सदर व्यक्ती, सरफेसी कायद्याच्या तरतुदीनुसार शिक्षा व दंडास पात्र रहातील. आणखी तपशीलासाठी बजावणीसाठी पाठविलेल्या मुळ नोटीस खाली सही करणार यांचेकडे मिळू शकतील.

सदर नोटीस ही प्रादेशिक भाषेमध्येही प्रसिध्द करण्यात येते. कोणत्याही प्रकारच्या स्पष्टीकरणासाठी मूळ इंग्रजी नोटीस ग्राह्य धरली जाईल.

स्थळ : पुणे  
दिनांक : १८/०८/२०२५

स्वकर्मा फायनान्स प्रायव्हेट लिमिटेड (SFPL) करिता  
अधिकृत अधिकारी



### Bharati Vidyapeeth

(Deemed to be University), Pune (India)  
Founder Chancellor : Dr. Patangrao Kadam

Accredited with 'A++' Grade (CGPA 3.60) by NAAC  
Category - I University Status by UGC, NIRF Ranking - 76

### TENDER NOTICE

Sealed item rate tenders are invited by the undersigned from Contractors of repute and approved experience for the Renovation work of Bharati Vidyapeeth (Deemed to be University) College of Engineering West Wing - I & West Wing - II, Dhankawadi Pune - 43.

Name of the Work	Estimated Cost in Rs. (Without GST)	Security Deposit	Earnest Money Deposit	Time Limit
Renovation work of BVDU College of Engineering West Wing - I	Rs. 7,00,00,000/-	5%	Rs. 7,00,000/-	10 Calend Month
Renovation work of BVDU College of Engineering West Wing - II	Rs. 7,90,00,000/-	5%	Rs. 7,90,000/-	10 Calend Month

Blank tender forms will be available in our office of Bharati Vidyapeeth (Deemed to be University), Bharati Vidyapeeth Bhavan, Building Section, 4th Floor, LBS Marg, Pune 30 and in the office of the Architect with effect from 25/08/2025 to 02/09/2025 during office hours on all working days on payment of Rs. 5000/- cash each (non-refundable). Prebid Meeting will be conducted on 2nd September 2025 at 3 p.m. at Bharati Vidyapeeth Bhavan, Building Section, 4th Floor, LBS Marg, Pune - 30

Sealed tenders will be received in our office of Bharati Vidyapeeth (Deemed to be University), Bharati Vidyapeeth Bhavan, 4th Floor, Building Section, LBS Marg, Pune on or before 04/09/2025 up to 1.00 P.M. and will be opened on the same day at 4.00 PM in the presence of attending tenders, if any. The Earnest Money should be paid by Demand Draft only payable at Pune drawn in favor of Registrar, Bharati Vidyapeeth (Deemed to be University) Pune.

Contractors who have done similar type of Institutional work of same magnitude (at least one completed work costing not less than 6 crores, will only be issued tender forms after submittal of Adequate proof).

Bharati Vidyapeeth (Deemed to be University), reserves the right to open, negotiate or reject any or all the tenders without assigning any reason thereof.

ARCHITECT'S ADDRESS  
M/s. Design Works  
607, Bhumiraj Costarica, Sector 18,  
Sanpada, Navi Mumbai. MH 400705  
Email : vanita.bandil@design-works.in  
Tel No. : 8451907388

REGISTRAR  
Bharati Vidyapeeth (Deemed to be University),  
Bharati Vidyapeeth Bhavan, 4th Floor,  
Building Section, L.B.S. Marg, Pune - 411030  
Tel. No. 020-24407302 / 24407100  
Email : buildingsection@bharatividyaapeeth.edu

पुणे महानगरपालिका, पुणे

निविदा प्रक्रिया कक्ष राण विभाग