

Six monthly Compliance Report

For

Expansion of Proposed Residential & Commercial Project
'Leela Heights' at S. No. 107(P), Wakad, Taluka-Mulshi, Dist-
Pune

by

M/s. Vishal Properties

(January to June 2024)

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Point wise Compliance Status

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued **vide EC Identification No. EC22B038MH150133 & File No. SIA/MH/MIS/269116/2022 dated 07.08.2022.**
Construction of building has been initiated as per EC received.

Sr. No.	EC Specific Condition	Reply
1.	PP to submit certified Compliance report from regional Office M0EFCC Nagpur.	Complied. submitted the request for RO site visit & awaiting for the same. Attached as Annexure
2.	PP to submit the MoD NOC or CCZM map showing its requirement	Complied. The project falls under N6 zone which has maximum permissible limit of height is 737 m where the total height of building from mean sea surface is 639.10 m which is below Permissible limit. Hence MoD NOC is not required. The Site Elevation certificate received from PCMC along with marking on CCZM map is attached as Annexure
3.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places	Noted
4.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Complied
5.	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 will be Followed

6.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted and will be Followed
7.	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
8.	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.	Complied
9.	SEIAA after deliberation decided to grant EC for: FSI:38208.83 m2, Non-FSI: 16622.18 m2 and Total BUA:54831.01 m2 (IOD no-BP/EC/Wakad/17/2022, Date-18.05.2022.)	Complied

Sr. No.	EC General Condition	Reply
1.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules,2016.	E-waste will be collected regularly and sequentially given to the MPCB authorized E-waste management agencies.
2.	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.	Water supply & drainage NOC has been obtained from Pimpri Chinchwad Municipal Corporation. Please Refer Annexure for Water NOC and Annexure for Drainage NOC Occupation certificate shall be issued to the project by local planning authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
3.	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	Noted Please refer Annexure for Environmental Clearance (EC) Copy.

	be considered separately on merit.	
4.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	NOTED
5.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Noted. The height and construction built up area of the proposed construction will be in accordance with the existing FSI/FAR norms of the urban local body commencement certificate to proposed work has been obtained for the proposed survey numbers from Pimpri Chinchwad Municipal corporation.
6.	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.	Consent to Establish has been obtained from MPCB. Please refer Annexure for Consent to Establish Copy
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All sanitary and hygienic measures have been taken on site during Construction phase.
8.	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.	Adequate drinking water and sanitary facilities have been provided to the few construction workers present on the site. Please refer report of quality analysis of provided drinking water.
9.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Solid waste generated on site by workers is taken away by Pimpri Chinchwad Municipal corporation.
10.	Disposal of muck 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 approved sites with the approval of competent authority.	Construction waste (muck) generated will be reused on site for back filling once the construction is in full bloom.

11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement has been made for the disposal of storm water and drainage management. Disposal of storm water will be in storm drain near site/adjacent river and excess treated water will be disposed in sewer line near site.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top soil excavated during construction activities will be stored and shall be used for landscape development.
13.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Will be complied.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Landscape area to be provided on ground is 10% Also maximum indigenous species has been proposed. Tree NOC is attached as Annexure
15.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing has been carried out <ul style="list-style-type: none"> • The Monitoring report for soil is attached as Annexure.
16.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Will be complied during construction stages.
17.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste will be generated during the construction phase.

18.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The DG sets to be used is of Total Nos of DG: 400 KVA, 25 KVA, 40 KVA complying to Environments (Protection) Rules prescribed for air and noise emission standards.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The storage of diesel will not be more than 50 lit at a time which will be stored in impervious tank. Since the quantity of diesel is less, no NOC is required for the same.
20.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Hired vehicles are in good condition and having pollution check certificates. And operated only during non-peak hour.
21.	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.	Air and noise has been monitored and all the values are within the limits. Monitoring report is attached as Annexure .
22.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Not applicable. The project site is not located within the 100 km of Thermal Power Stations.
23.	Ready mixed concrete must be used in building construction.	Will be complied
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Appropriate Rain water harvesting system has been

		proposed for storm water management.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Will be complied when the construction will start in full bloom.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water will not be used for the project.
27.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Will be complied during/after execution of STP. The provision made for STP no. 250 KLD for this project. Before commissioning of the STP we will obtain consent to operate from MPCB. The excess treated water generated from STP is used for gardening purpose.
28.	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.	Ground water will not be used for the project.
29.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing is proposed.
30.	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.	Will be complied.

31.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Glass will be used in windows only.
32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Will be complied at the time of installation
33.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Project proposed to use CFLs/TFLs for common lightning. Lighting power density in compliance with ECBC. Overall energy saving is 8 % Solar water heating system is also proposed to suffice the hot water requirement.
34.	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.	Will be complied at the time of installation. HSD fuel is used.
35.	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	Construction activity will not be carried out during night time. Noise monitoring report is attached as Annexure

	with the prevalent regulations.	
36.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Traffic congestion will be avoided. Internal parking will be provided.
37.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Will be complied.
38.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The buildings have been planned with adequate distance for fresh air, light and ventilation.
39.	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.	All the environmental practices will be monitored. An organizational set up will be formed to ensure the effective implementation of mitigation measures.
40.	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 e.	Environmental clearance has been obtained from the Environment Department. Govt. of Maharashtra as per the Environmental Clearance issued vide letter no. EC Identification No. EC22B038MH150133 & File No. SIA/MH/MIS/269116/2022 dated 07.08.2022.
41.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Complying. Six monthly compliance report has been submitted to regional office of MoEF, Nagpur
42.	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	No Occupancy will be given unless all environmental infrastructures are installed and made functional. The excess treated water will be used for gardening purpose. Before

	<p>treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.</p>	<p>commissioning consent to operate is obtained from MPCB.</p>
43.	<p>Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.</p>	<p>Separate OWC has been proposed for management of wet waste. Treated waste is used as manure for gardening purpose. If there is any deviation in proposal, we will approach to SEAC/SEIAA.</p>
44.	<p>Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.</p>	<p>We will obtain consent to operate from MPCB and will submit to local body before commissioning.</p>
45.	<p>A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.</p>	<p>Noted and same will be complied before giving the occupancy.</p>
46.	<p>In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.</p>	<p>In case of any change, a fresh appraisal will be made to Environment Department.</p>
47.	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	<p>Environment Management cell will be appointed for construction and operation phase.</p>
48.	<p>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 and year-wise expenditure should reported to the MPCB & this department.</p>	<p>provision of funds allocated for environment protection measures/EMP along with item-wise breaks-up is made A) During Construction Phase – Rs. 3,85,500/- B) Operation Phase – Capital cost – 2,58,67,320/- O/M cost – Rs. 55,39,915/-</p>

49.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	Complied. For Newspaper Advertisement Please refer Annexure
50.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	six monthly compliance has been submitted. We will be regularly submitting half yearly compliance reports.
4	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.	Copy of clearance letter is Submitted to the local authority.
5	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the	status of compliance of the stipulated EC conditions, including results of monitored data is submitted to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB

	company in the public domain.	
6	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.	Will be complied during operation including phase.
7	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Will be complied.
8	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted
9	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

10	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Noted
11	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	Noted
12	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted
13	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.	Noted
4	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted

Data Sheet

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Construction Project
2.	Name of the Project	Expansion of Residential & Commercial Project 'Leela Heights' at S. No. 107(P), Wakad, Taluka-Mulshi, Dist- Pune by M/s. Vishal Properties.
3.	Clearance Letter (s) / OM No. and date	EC Identification No. EC22B038MH150133 & File No. SIA/MH/MIS/269116/2022 dated 07.08.2022.
4.	Location a. District (s) b. State (s) c. Latitude d. Longitude	S. No. 107(P) Wakad, Dist- Pune. Taluka: Mulshi Village: Wakad Dist: Pune State: Maharashtra
5.	Address for correspondence a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers): & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Vishal Tejawani, M/s. Vishal Properties. Survey No. 64/4, Sai Shivleela, Near Hotel Govind Garden, behind Bharat Petrol Pump, Pimple Saudagar, Pimpri, Pune - 411027
6.	Salient features a. Of the Project	Total Plot Area: 8000 sq. m FSI Area: 38208.83 sq. m Non FSI Area: 16622.18 sq. m Total Construction Area: 54831.01 sq. m
	b. Of the Environmental Management Plan	STP of total 250 KLD will be provided for the sewage generation of 245.15 KLD. Capital Cost: 55.50 Lakhs O & M: 10.51 Lakhs/year RWH Tank of total capacity: N/A Capital Cost: 3.0 Lakhs O & M: 0.20 Lakhs/year OWC: Dry waste of total capacity 599 kg/day Wet waste of total capacity 605 kg/day and

7.	Break up of the Project area a. Submergence Area: Forest & Non Forest b. Others	Not Applicable
	a. Total Plot Area	8,000 sq. m
	b. Built - Up Area (Including Road)	54831.01 sq. m
	c. Open Space available	795.86 Sq. m
	d. Green belt area	795.86 Sq. m
8.	Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan a. SC, ST/Adivasis b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	Not Applicable
9.	Financial Details	131.38 Cr.
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	Construction phase: Rs. 3.85 Lacs have been allocated for the entire construction period. Operation phase: Capital cost: Rs. 2,58,67,320/- Recurring cost: Rs. 55,39,915/-
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Not Applicable
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	-----
	e. Actual expenditure incurred on the Project so far	-----
	f. Actual expenditure incurred on the Environmental Management Plan so far	-----

10.	<p>Forest land requirement</p> <p>a. The status of approval for diversion of Forestland for non-forestry use</p> <p>b. The Status of clearing felling</p> <p>c. The status of compensatory Afforestation programme in the light of actual field experience</p>	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p>	--
	b. Date of completion (Actual and/or Planned)	2027
13.	Reasons for the delay if the project is yet to start	Not Applicable
14.	<p>Dates of site visits</p> <p>a. The dates on which the Project was monitored by Regional Office on previous occasions, if any</p>	Not Applicable
	b. Date of site visit for this monitoring Report	
15.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p>	EC Identification No. EC22B038MH150133 & File No. SIA/MH/MIS/269116/2022 dated 07.08.2022.



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

To,

The Partner

VISHAL PROPERTIES

SR. NO. 107(P),VINODE NAGAR,WAKAD-411057 -411057

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/269116/2022 dated 22 Apr 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH150133
2. File No.	SIA/MH/MIS/269116/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion of Environmental Clearance for Residential & Commercial Project "Leela Hights" by M/s. Vishal Properties
7. Name of Company/Organization	VISHAL PROPERTIES
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: 07/08/2022

(e-signed)
Manisha Patankar Mhaskar
Member Secretary
SEIAA - (Maharashtra)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/269116/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Vishal Properties,
S. No 107(P), Wakad,
Taluka – Mulshi, Pune.

Subject : Environmental Clearance for Expansion of Residential & Commercial Project “Leela Hights” at S. No 107(P), Wakad, Taluka – Mulshi, Pune by M/s. Vishal Properties

Reference : Application no. SIA/MH/MIS/269116/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 146th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/269116/2022
2	Name of Project	Expansion of Proposed Residential & Commercial Project “Leela Heights” at S. No 107(P), Wakad, Taluka – Mulshi, Pune by M/s. Vishal Properties
3	Project Category	Category ‘B2’, Activity 8(a)
4	Type of institution	Private
5	Name of Project Proponent	Name: Mr. Vishal Tejawani Address: Sai shivleela, S No. 64/4, Pimple Saudagar, Pimpri, Pune
6	Name of Consultant	J. M. EnviroNet Pvt. Ltd.
7	Applied for	Brownfield Project
8	Details of Previous EC	Received Previous EC vide EC no. SEIAA-EC-0000001890 dated 23.07.2019
9	Location of the project	S. No 107(P), Wakad, Taluka – Mulshi, Pune
	Taluka	Haveli
	Village	Chikhali
	District	Pune
10	Latitude & Longitude	Latitude– 18°36'27.76"N Longitude - 73°44'28.78"E
11	Total Plot Area (m²)	8000.00 sq. mt.
12	Deductions (m²)	41.44 sq. mt.
13	Net Plot area(m²)	7958.56 sq. mt.
14	Proposed FSI area (m²)	38208.83 sq. mt.
15	Proposed Non FSI area (m²)	16622.18 sq. mt.
16	Proposed Total Built-up Area	54831.01sq. mt.

	(FSI & Non-FSI) (m²)		
17	Total built up area (m²) approved by planning authority till date		54831.01sq. mt.
18	Ground coverage (m²) & %		--
19	Total Project Cost (Rs.)		Rs. 131.38 Cr. (Earlier EC – Rs. 74.70 Cr + Expansion – Rs. 56.68. Cr)
20	CER as per MoEF & CC circular dated 01/05/2018		Total CER Cost- 98.53 lakh
21	Number of buildings & its configuration:		
	SN	Building Name	Configuration
	1	Wing A	BP+GP+14 Floors
	2	Wing B	BP+GP+14 Floors
	3	Wing C	BP+GP+14 Floors
	4	Wing D	BP+GP+14 Floors
	5	Wing E (MHADA)	: B1+B2+G+12 Floors
	6	Commercial Complex	B1+B2+G+M+8 Floors
	6	Club house	G+1 floor
22	Number of tenants and shops		Flats- 247 no. + Commercial Shops & Offices
	Number of expected residents/users		Residential- 1235 persons Commercial- 2348 persons Total Population- 3583 persons
23	Water Budget		
	Dry Season (CMD)		Wet Season (CMD)
	Fresh water(CMD):	169.85	Fresh water(CMD):
	Recycled water-Flushing(CMD):	102.53	Recycled water-Flushing(CMD):
	Recycled water-Gardening (CMD):	7.59	Recycled water-Gardening (CMD):
	Swimming pool makeup(Cum):	1.85	Swimming pool makeup(Cum):
	Total Water Requirement(CMD)	281.82	Total Water Requirement(CMD)
	Waste water generation (CMD)	245.14	Waste water generation (CMD)
24	Water Storage Capacity for Firefighting /UGT (m3)		300 KLD
25	Source of water		PCMC
26	Rain Water Harvesting (RWH)	Level of the Ground water table:	4-8 m BGL Average
		Size and no of RWH tank(s) and Quantity:	NA
		Location of the RWH tank(s):	NA
		Quantity of recharge pits:	4 Nos.

		Size of recharge pits :	2 x 2 x 2 meter Bore well 160 mm diameter and 60 meter depth	
	Details of UGT tanks if any:	Domestic Tank Fire Tank	258 KLD 300 KLD	
27	Sewage and Waste water	Sewage generation in CMD:	245.14 CMD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	250 CMD	
28	Solid Waste Management during Construction Phase	Total waste- 25 kg/d Dry waste- 15 kg/d Wet waste- 10 kg/d		
	Solid Waste Management during Operation Phase:	Type	Quantity (kg/day)	Treatment/disposal
		Dry waste:	599 kg/day	Handed over to Swach
		Wet waste:	605 kg/day	OWC proposed
		Hazardous waste:	NA	NA
		Biomedical waste	--	--
		E-Waste	13 kg/day	Handed over to Swach
		STP Sludge (Dry)	24 kg/day	Used as manure after OWC Treatment
30	Green Belt Development			
	Total RG area (m2):		Required- 795.86 sq. mt.	
	Existing trees on plot		131	
	Number of trees to be planted		48 no.	
	No of trees to be cut		00	
	Number of trees to be transplanted		00	
	No of trees to be protected		131	
31	Power Requirement			
	Source of power supply:		MSEDCL	
	During Construction Phase: (Demand Load)		75 KW	
	During Operation phase (Connected load):		3351 KW	
	During Operation phase (Demand load):		1890 KW	
	Transformer:		630 KVA X 2 No.	
	DG set:		400 KVA, 25 KVA & 40 KVA	
	Fuel used:		HSD	
32	Details of Energy saving:			
	S. no	Energy Conservation Measures	Saving%	
	1	Energy efficient Solar lighting for landscape & driveway+ common area lighting + Solar Hot water system + Solar PV panel	8 % (Solar PV- 3 %)	

33	Environmental Management Plan budget during Construction Phase				
	S. No.	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
	1	Air	Erosion control – dust suppression measures and barricading	Rs. 1,06,000 /-	
	2	Land	Site Sanitation & Safety	Rs. 26,500/-	
	3	Environment management	Environmental Monitoring	Rs. 1,20,000/-	
	4	Health & safety	Disinfection and Health Check-ups	Rs. 1,33,000 /-	
	Total			Rs. 03,85,500/-	
34	Environmental Management Plan budget during Operation phase				
	S.No	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/yr)
	1	Sewage Treatment Plant	STP based on MBBR technology	Rs.55,50,570/-	Rs. 10,51,097 /-
	2	Solid Waste Management	OWC	Rs. 16,75,000 /-	Rs. 4,21,380 /-
	3	Bio-medical waste	--	Rs. 1,00,000/-	
	4	Rain Water Harvesting	RWH pits	Rs. 3,00,000/-	Rs. 20,000/-
	5	Green Belt Development	Trees proposed	Rs. 26,00,000 /-	Rs. 3,00,000 /-
	6	Energy	Solar PV panels & solar hot water	Rs. 67,43,250/-	Rs. 82,080/-
	7	Environmental Monitoring	Environmental Monitoring	--	Rs1,20,000/-
	8	Water tankers (Alternate arrangements)			Rs. 20,07,500/-
	9	CER cost		Rs. 98,53,500/-	
	Total			Rs. 2,58,67,320/-	Rs. 55,39,915/-
35	Traffic Management				
	Type	Required as per DCR	Actual provided	Area	
	4-wheeler	383	384	15160 sq. m	
	2 – wheeler	1275	1275		
	Cycle	--			
36	Details of Court cases / litigations w.r.t. the project and project location if any.			NA	

3. Proposal is an expansion of existing construction project. PP has obtained earlier Environmental Clearance vide letter dated 23.07.2019 for the total construction built up area of 34338.02 m² (FSI- 15993.80 m² + NON FSI –18344.22 m²). Proposal has been considered by SEIAA in its 246th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to submit the MoD NoC. or CCZM map showing its non-requirement.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for -- FSI -38208.83 m², Non FSI- 16622.18 m², Total BUA-54831.01 m². (Plan approval No.BP/EC/Wakad/17/2022, Date-18.05.2022).

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. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

- utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
 - III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
 - IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

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

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without


prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaikar
(Member Secretary, SEIAA)
6/8/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 8/7/2022 6:32:15 AM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-074997/CE/CC- 2002001212

Date 26/02/2020

To,
M/s. 'Leela Heights' by M/s. Vishal Properties,
At S. No. 107(P), Wakad, Taluka-Mulshi, Dist Pune.

Sub: Consent to Establish for Construction of Housing Projects granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000074997 Dated: 14/062019.
2. Minutes of Consent Committee meeting held on 13.01.2020

For: Consent to Establish for Construction of Housing Project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs.74.70 Cr.
(As per CA Certificate submitted by project proponent)

The Consent to Establish is valid for construction of Housing Project named as M/s. Leela Heights' by M/s. Vishal Properties, At S. No. 107(P), Wakad, Taluka-Mulshi, Dist Pune, for total plot area of 8,000.00 Sqm and Proposed total construction built up area 34,338.02 Sqm, including utilities and services as per Construction Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	158.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	200 KVA	1	As Per Schedule -I

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	390.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	321.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	1258.00 Kg/day	STP	Used as manure

6. Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environment Clearance.
7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. 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
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravikiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	1,00,000/-	000007692983	20/08/2019	Cosmos Co-Op Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP), with the design capacity of **160.00 CMD**

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

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

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

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

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

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	183.00

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

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%
1.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD	50.00	Lit/Hr	--

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

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Maharashtra Pollution Control Board

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Schedule-III Details of Bank Guarantees

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

Maharashtra Pollution Control Board

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated 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 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 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 the average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise level of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environmental statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992
- 10) The applicant shall obtain Consent to operate from Maharashtra Pollution Control Board before commissioning of the project.

DRAFT FOR D.P.

जलनिःसारण विभाग



पिंपरी चिंचवड महानगरपालिका पिंपरी - १८
'ड' क्षेत्रीय कार्यालय, जलनिःसारण विभाग
जा. क्र. उधेका / जनि / ड / ३४१ / २०२२
दिनांक :- १६/०३/२०२२.

प्रति,
मे. विशाल प्रांपटीज
सर्व्हे नं. १०७ विनोदे वस्ती,
वाकड, पुणे ४११०५७

विषय :- इमारतीच्या अंतर्गत जलनिःसारण व्यवस्थेअंतर्गत सुधारीत परवानगी ना हरकत दाखला देण्याबाबत...

संदर्भ :- १) अर्ज क्र. १०३३२१२२००१६४१८ दिनांक - २२.०२.२०२२.
२) या विभागाकडील जलनिःसारण परवानगी ना हरकत दाखला
क्र. Engg/Sewerage/0240/2018 दिनांक 22.03.2018

महाराज,

आपण नियोजित बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविणेत येते कि, आपण मौजे वाकड येथील सर्व्हे नं. १०७, येथील या मिल्कतीसाठी ट्रेनेज डेव्हलपमेंट चार्जेस महापालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले. सवय या अटीवर सोबतच्या नकाशा व बांधकाम समिती मिल्कश्यास बांधकाम परवानगी विभागाकडे दाखल करण्यास या विभागाची हरकत नाही.

३८१०६.५४ चौ. मी. बांधकाम क्षेत्राकरिता

८०००.०० चौ. मी. जागेचे क्षेत्राकरिता.

विशेष अटी :-

- १) प्रत्यक्ष काम सुरू करण्यापूर्वी ट्रेनेजचे नकाशे मान्य करून घ्यावे लागतील, व ट्रेनेज डेव्हलपमेंट चार्जेस भरल्याशिवाय ट्रेनेज पूर्णत्वावर दाखला मिळणार नाही.
- २) पावसाचे पाण्याचा निचरा होणेची स्वतंत्र व्यवस्था करणेत यावी. पावसाचे पाण्याची नलिका ट्रेनेज लाईन जोडण्यात येऊ नये.
- ३) सदर गृहप्रकल्पामधील इमारतीसाठी महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या नियमानुसार आवश्यक क्षमतेचा मैलाशुद्धिकरण प्रकल्प बांधणे बंधनकारक राहिल.
- ४) सदर गृहप्रकल्पाचे प्रत्यक्ष काम सुरू करण्यापूर्वी मैलाशुद्धिकरण प्रकल्पाचे (STP) स्थान, क्षमता, अंमलबजावणी इत्यादीची माहिती दर्शविणा-या नकाशाच्या आराखड्यास मंजूरी बांधकाम परवानगी विभागाकडून घेणेत यावी.
- ५) या विभागाकडील पूर्णत्व ना हरकत घेणेपूर्वी पर्यावरण विभागाचा Environmental clearance दाखला, महाराष्ट्र प्रदुषण नियंत्रण मंडळ यांचे कडील Consent to establish and consent to operate चा दाखला सादर करणे बंधनकारक राहिल.
- ६) गृहप्रकल्पामधील प्लंबिंग कार्याची अंमलबजावणी करण्यापूर्वी या विभागाकडून प्लंबिंग कार्यप्रणालीची पूर्व मंजूरी घ्यावी. सर्व ट्रेनेज लाईन, चेंबर, प्लंबिंग लाईन वेगवेगळ्या रंगात चिन्हांकित केलेली लेआऊट सादर करणेत यावा. प्लंबिंग साहित्य संबधित आव. एम. कोड, एनबीसी इत्यादीची पुढी करण्यात यावी.
- ७) प्रक्रियायुक्त पाणी वागकाम, कार धुणे, शौचालय फ्लशिंग सिंचन इत्यादीकरिता वापरावे. पिण्याचे पाणी, अंधोळीसाठी, भांडी धुण्यासाठी, कपडे इत्यादीसाठी दुहेरी नळ व पंपींग यंत्रणा असविणे बंधनकारक राहिल.
- ८) पावसाचे पाण्याचा निचरा होणेची स्वतंत्र व्यवस्था करणेत यावी. पावसाचे पाण्याची नलिका ट्रेनेज लाईन जोडण्यात येऊ नये.
- ९) भविष्यात गृहप्रकल्पाअंतर्गत (मैलाशुद्धिकरण प्रकल्प) याबाबत कोणतीही कायदेशीर बाब उद्भवल्यास / दुर्घटना उद्भवल्यास अपघात घडसेल अशा परिस्थितीत त्याची संपूर्ण खर्चासह निरसन करण्याची जबाबदारी विकसक / गृहनिर्माण संस्था यांची असेल. गृहप्रकल्पाअंतर्गत अशा कोणत्याही प्रकारच्या दुर्घटनेस महानगरपालिकेची जबाबदारी नाही.
- १०) अर्जदार / विकसक वेळोवेळी एनसीबी आणि युटीसीपीआरच्या नियमांचे शुल्कांचे पालन करणे बंधनकारक राहिल. तसेच महानगरपालिकेच्या अधिकारातील नियमांमध्ये आवश्यक योग्य शुल्क आकारण्याचा अधिकार महानगरपालिकेस राहिल.
- ११) प्रक्रियायुक्त पाणी वागकाम, कार धुणे, शौचालय फ्लशिंग सिंचन इत्यादीसाठी पाण्याचा वापर केल्यानंतर अतिरिक्त मनपाच्या उपलब्ध कार्यान्वित ट्रेनेज लाईनना स्थाग्य विभागाच्या पूर्वपरवानगीने विकसक यांनी स्वखर्चाने जोडण्यात यावे.
- १२) सदर प्रकरणी काही शंका असल्यास, आंतर संरक्षण, युटीसीपीआर-२०२० च्या संबंधित कलमे अंतिम राहिल.
- १३) सदर सोसायटी / अपार्टमेंट यांनी भविष्यात मैलाशुद्धिकरण प्रकल्प चालविणेत नकार दिल्यास अथवा मैलाशुद्धिकरण प्रकल्प बंद ठेवल्यास याबाबत कोणतीही कायदेशीर बाब उद्भवल्यास त्याची संपूर्ण खर्चासह निरसन करण्याची जबाबदारी विकसकाची राहिल.

शेरा :- मौजे वाकड येथील सर्व्हे नं. १०७ मधील मे. विशाल प्रांपटीज तर्फे श्री. विशाल एच. तेजवानी यांचे ८०००.०० चौ. मी. जागेच्या क्षेत्रामधील नियोजित ३८१०६.५४ चौ. मी. बांधकाम क्षेत्रामधील गृहप्रकल्पामधील विंग ए मधील ५६ सदनिका, विंग बी मधील ५६ सदनिका, विंग सी मधील ५६ सदनिका, विंग डी मधील ५६ सदनिका, विंग ए मधील १ सदनिका व म्हाडाचे २३ सदनिका असे एकुण मिळून २४७ सदनिका व व्यापारी इमारतीमधील ११९७७.९५ चौ. मी. व्यापारी बांधकाम क्षेत्राकरिता वरील दिलेल्या विशेष अटीवर सदरचा सुधारीत जलनिःसारण बांधकाम परवानगी ना हरकत दाखला देणेत येत आहे.


अभिषंत

'ड' क्षेत्रीय कार्यालय, जलनिःसारण विभाग
पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

प्रत :- मा. सह शहर अभियंता, बांधकाम परवानगी विभाग,
पिंपरी चिंचवड महानगरपालिका पिंपरी - १८, यांना माहितीसाठी सादर.

WATER..EC.



पिंपरी चिंचवड महानगरपालिका
(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)
पाणीपुरवठा विभाग, ड-क्षेत्रीय कार्यालय, औंध-रावेत रोड, रहाटणी-१७.
Email - dward@pcmcindia.gov.in Website - www.pcmcindia.gov.in

जावक क्र. - डक्षेका/पापु/तां१/कावि/ २००४ /२०२२

दिनांक - ०७/०३/२०२२.

प्रति,

मे.प्रोजेक्शन स्टुडीओ
गायकवाड अवेन्यू औंध
पुणे ०७.

विषय - मौजे वाकड, स.नं.१०७/३/१/ब मधील पुणे येथील विकसक मे.विशाल प्रॉ.तर्फे श्री.विशाल एच.तेजवानी यांचेकडील प्रस्तावित गृहप्रकल्पास पाणीपुरवठा विभागाकडील सुधारीत पर्यावरण ना हरकत प्रमाणपत्र मिळणेबाबत...
संदर्भ - मे.प्रोजेक्शन स्टुडीओ यांचा दि.०८/०२/२०२२ रोजीचा अर्ज.

उपरोक्त विषयांस अनुसरून संदर्भीय पत्रान्वये आपण मौजे वाकड, स.नं.१०७/३/१/ब मधील पुणे येथील विकसक मे.विशाल प्रॉ. तर्फे श्री. विशाल एच.तेजवानी यांचेकडील प्रस्तावित गृहप्रकल्पासाठी पर्यावरण ना हरकत प्रमाणपत्रासाठी दाखला मिळणेबाबत अर्ज केला आहे. सदर प्रस्तावित गृहसंकुलामध्ये एकूण २४७ निवासी सदनिका आहेत. इमारत ए- ५६, इमारत बी- ५६, इमारत सी- ५६, इमारत डी- ५६, व ई म्हाडा इमारत -२३, एकूण निवासी बांधकाम क्षेत्र २६१२८.५९ चौ मी. (निवासी २४५११.५४ + १६१७.०५ म्हाडा) वापरासाठी ९० लि. व वाणिज्य क्षेत्र ११९७७.९५ चौ मी. करिता क्षमता प्रतिदिनी २५ लि. असा एकूण १६९८५६.०० लि. पाणी लागणार आहे. तसेच विकसक महानगरपालिकेच्या जलवाहिनीपासून आवश्यक त्या व्यासाची डी.आय. पाईपलाईन त्यांच्या जमिनीखालील टाकीपर्यंत स्वखर्चाने टाकावी लागेल. गृहप्रकल्पाचे बांधकाम पूर्ण झालेनंतर मनपामार्फत उपलब्धतेनुसार व त्यावेळच्या धोरणानुसार सदर गृहप्रकल्पातील नागरीकांना पाणीपुरवठा करणेत येईल. उर्वरित पाण्याची मागणी आपण पुनर्वापर (Recycling) केलेल्या पाण्याद्वारे पूर्ण करावी. सदर दाखला एकूण २४७ निवासी सदनिका आहेत. इमारत ए- ५६, इमारत बी- ५६, इमारत सी- ५६, इमारत डी- ५६, व ई म्हाडा इमारत -२३, एकूण निवासी बांधकाम क्षेत्र म्हाडासहित २६१२८.५९ चौ मी. वापरासाठी ९० लि. व वाणिज्य क्षेत्र ११९७७.९५ चौ मी. करिता क्षमता प्रतिदिनी २५ लि. प्रतिदिनी प्रमाणे आहे. तसेच सदर गृहप्रकल्पाचे विकसक विशाल प्रॉ.तर्फे श्री.विशाल एच.तेजवानी यांचेकडे मनपाची कुठलीही थकवाकी अमल्यास अथवा भविष्यकाळात तसे निर्देशनास आल्यास थकवाकी भरण्याची पूर्ण जबाबदारी बरिल विकसक यांची राहिल.

सदरचे प्रमाणपत्र पर्यावरण ना हरकत प्रमाणपत्रासाठी देणेत येत असून प्रत्यक्षात बांधकाम परवानगी घेते वेळेस सदर गृहप्रकल्पाबाबत सविस्तर माहिती आपलेकडून मिळणे अपेक्षित आहे व सदरची सविस्तर माहिती मिळालेनंतर बांधकाम परवानगीसाठी वेगळे ना हरकत प्रमाणपत्र देणेत येईल.

कार्यकारी अभियंता (थेरगाव ग्रॅन्डिटी)
पाणीपुरवठा विभाग,
पिंपरी चिंचवड महानगरपालिका,
पिंपरी - १८.



पिंपरी चिंचवड महानगरपालिका,
पिंपरी - १८.
उद्यान व वृक्षसंवर्धन विभाग
क्र. उद्यान/३/कावि/ ११४/२०२२
दि. २०/०१/२०२२

प्रति,
मे. विशाल प्रॉपर्टीज तर्फे
श्री. विशाल एच. तेजवानी

विषय- वृक्ष अस्तित्वात असलेबाबतचा दाखला मिळणेबाबत.....

- संदर्भ- १) आपला दिनांक १०/०१/२०२२ रोजीचा अर्ज
२) क्र. उद्यान /३/कावि/१७६/२०१८ दिनांक ०२/०२/२०१८
३) सहा उद्यान अधीक्षक यांचा दिनांक २०/०१/२०२२
रोजीचा पाहणी अहवाल

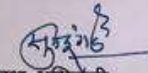
महोदय,

स. न. १०७/३/१ब, वाकड, येथे बांधकाम चालु करणेकामी संदर्भ क्रमांक २ अन्वये नाहरकत प्रमाणपत्र देणेत आले होते. सदर प्लॉट (क्षेत्रफळ ८०००.०० चौ.मी.) मध्ये अस्तित्वात असलेल्या वृक्षबाबतचा दाखला मिळणेबाबत संदर्भ क्रमांक ०१ अन्वये विनंती केलेली आहे.

त्यास अनुसरून सहा उद्यान अधीक्षक यांनी सदर प्लॉट ची दिनांक २०/०१/२०२२ रोजी समक्ष पाहणी करून प्लॉट मध्ये एकुण १३१ वृक्ष अस्तित्वात असलेबाबतचा अहवाल सादर केला आहे.

तरी स. न. १०७/३/१ब, वाकड, (क्षेत्रफळ ८०००.०० चौ.मी.) या प्लॉट मध्ये एकुण १३१ वृक्ष अस्तित्वात आहेत. मागणी वरून दाखला देणेत आलेला आहे.




वृक्ष अधिकारी
पिंपरी चिंचवड महानगरपालिका,
पिंपरी १८.

Date: 27th June 2022

To,
Vishal Properties
S. No 107(P), Wakad, Taluka - Mulshi, Pune, Maharashtra.

Sub:- Facilitating Solid Waste Management at your Commercial/Residential **Leela Heights** situated at S. No 107/3/1B, Wakad, Taluka - Mulshi, Pune - 57

Dear Sir,

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



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

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **599Kg/Day, E Waste—390Kg/Month**) from your registered project **Leela Heights** situated at S. No 107/3/1B, Wakad, Taluka - Mulshi, Pune - 57 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 605Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

27th June 2022

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

3rd Floor, Old Tilak Rd Ward Office, Above SBI Bank (Tilak Rd Branch), Pune-411042

(Reg No-PNA(1)GNL/O/1321/07-08)

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



महाराष्ट्र MAHARASHTRA JUN 2022 2022

BN 282460

अनु.रु. ५५०० दि. २ मु.शु.रकम ५५००

दस्तावा प्रकार Agreement

दस्त नोंदणी करणार आहेत का ? होय/नाही

मिळविलेले वर्ग

मुद्रांक विरुद्ध देणाऱ्याचे नांव विशाल प्रॉपर्टीज

पत्ता स.मै. १०७/३/१८ वाकड मुल्शी पुणे-४४

दस्तावा अंमलराचे नांव स्वच्छ पुणे सेवा संस्था मर्यादित

हस्त व्यक्तिचे नांव व पत्ता स.मै. मर्यादित

सौ. बंगल रा. वाघोले

परवाना क्र. २२०१०४७

मुद्रांक निका देणाऱ्याची जमी डी-२१/५, देवेंद्र, कोथरुड, पुणे-३८



117 JUN 2022

प्रथम मुद्रांक लिपीक
लेणारा पुणे करिता

AGREEMENT

This Agreement ("Agreement") is entered into as on 24/06/ 2022

Between

M/s. Vishal Properties, a registered Partnership Firm having its registered office at Sr no 107/3/1B, Wakad Tal. Mulshi, Dist- Pune-57 (herein after referred to as the "Developer") Party No.1

AND

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

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "Leela Heights" at S. No 107(P), Wakad, Taluka – Mulshi, Pune, Maharashtra, (herein after referred to as the "said Site").



AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

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

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

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 599 Kg/Day, E waste - 390 Kg/Month) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

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

M/s. Vishal Properties

Through Mr. Vikas H. Tejwani



(Developer)



SWaCH Cooperative,

Shakumbhar Kokate
Through



(Party No. 2)

BEFORE ME

HANUMANT BHAGWAN TAKALE
NOTARY GOVT. OF INDIA
DIST. PUNE (MAHARASHTRA)
Regd No. 16481, Exp. Dt. 3/2/2025

NOTED AND REGISTERED
AT SR. NO. 1085/2022
DATE 27 JUN 2022



F.S.I. STATEMENT AREA IN SQ.M.

BUILT UP AREA				TENDMENT	
BUILDING	COMM.	RES.	MAHADA	MAHADA	TOTAL
A WING/BUILDING	0.00	6091.32	6091.32	0.00	56
B WING/BUILDING	0.00	6091.32	6091.32	0.00	56
C WING/BUILDING	0.00	6091.32	6091.32	0.00	56
D WING/BUILDING	0.00	6091.32	6091.32	0.00	56
E WING/BUILDING	1971.0	755.4	276.64	1750.88	01
COMMERCIAL WING/BUILDING	11780.85	0.00	11780.85	0.00	00
PODIUM GARAGE	0.00	35.18	35.18	0.00	00
TOTAL	11977.95	24480.00	36457.95	1750.88	22.00

WATER STORAGE TANK CAPACITY CALCULATION

FOR RESIDENTIAL

WATER REQ. IN O/H, WATER TANK CAP.

247 TEN. X 155 Ltrs. X 5.0 = 1,66,725,000 Ltrs.

SAY = 1,70,00,00.00 Ltrs.

U/G. WATER TANK CAP. = 1,70,00,00.00 Ltrs. X 1.50

U/G. WATER TANK CAP. = 2,55,00,00.00

FOR COMMERCIAL

WATER REQ. IN O/H, WATER TANK CAP.

REQ. GROUND FLOOR = 1971.44/5 = 638.15 S.M. = 660

REQ. ABOVE GR. FLOOR = 1041.16 / 6 = 16901.9 S.M. = 1692

TOTAL = 660+1692 = 2352

REQ. COMM. = 2352 X 45 LT. = 1,05,840.00 LT.

SAY = 1,10,00,00.00 LT.

U/G. WATER TANK CAP. = 1,10,00,00.00 Ltrs. X 1.50

U/G. WATER TANK CAP. = 1,65,00,00.00 Ltrs.

FOR FIRE REQUIREMENT

RESIDENTIAL + COMMERCIAL

O/H, WATER TANK CAP.

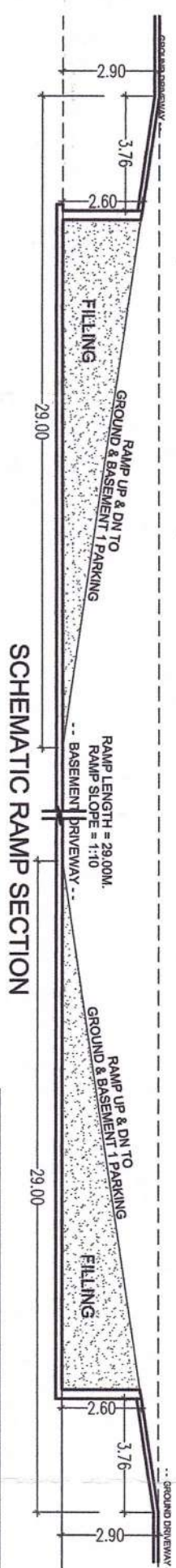
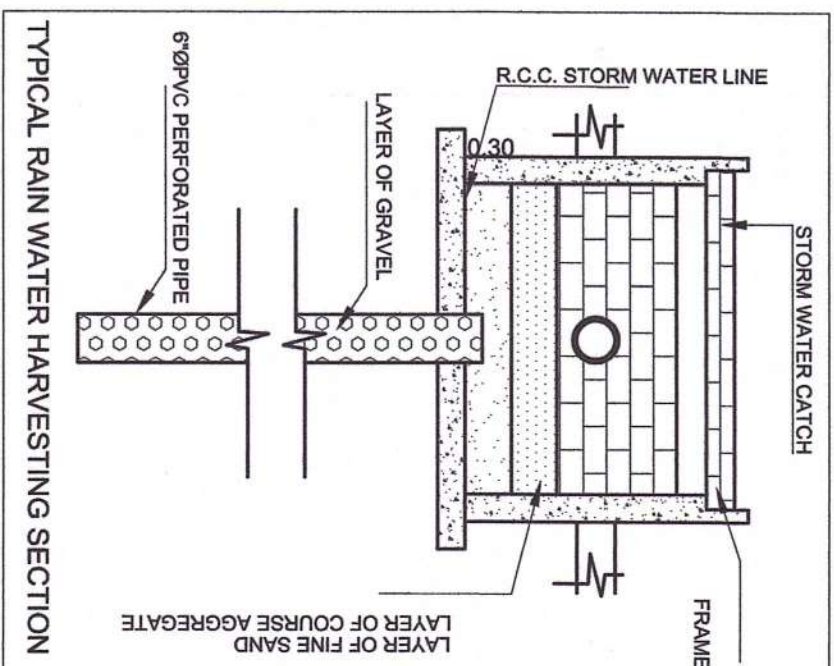
1,70,00,00.00+1,10,00,00.00 = 2,80,00,00.00 (FOR FIRE)

U/G. WATER TANK CAP. = 4,20,00,00.00+4,50,00,00.00 (FOR FIRE)

2,55,00,00.00+1,65,00,00.00 = 4,20,00,00.00 (FOR FIRE)

PARKING AREA STATEMENT

PARKING REQUIRED FOR RESIDENTIAL	CAR	SCOOTER
1. TENANCY CORRECTION	01	03
2. TENANCY CORRECTION	104	312
3. TENANCY CORRECTION	01	06
4. TENANCY CORRECTION	72	356
5. TENANCY CORRECTION	176	670
6. TENANCY CORRECTION	10	34
7. TENANCY CORRECTION	186	704
8. TENANCY CORRECTION	02	06
9. TENANCY CORRECTION	236	708
10. TENANCY CORRECTION	236	708
11. TENANCY CORRECTION	236	708
12. TENANCY CORRECTION	236	708
13. TENANCY CORRECTION	236	708
14. TENANCY CORRECTION	236	708
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98. TENANCY CORRECTION	236	708
99. TENANCY CORRECTION	236	708
100. TENANCY CORRECTION	236	708



AREA STATEMENT			SQ.M.		
1. AREA OF PLOT			8000.00		
2. Deductions for			41.44		
(a) (16.00 M.D.P. ROAD WINDING AREA)			798.56		
3. BALANCE AREA OF PLOT (1-2)			0.00		
4. AMENITY SPACE (IF APPLICABLE)			0.00		
(a) ADJUSTMENT OF 20% IF ANY -			0.00		
(b) BALANCE PROPOSED -			798.56		
5. NET PLOT AREA (3-4)			0.00		
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)			798.56		
(a) REQUIRED -			798.56		
7. INTERNAL ROAD AREA			798.56		
8. PLOT AREA (IF APPLICABLE)			0.00		
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.			8754.42		
AS PER FRONT ROAD WIDTH (798.56 X 1.10)			0.00		
10. REQUIRED MAHADA			1750.88		
(8754.42 X 0.20) = 1750.88 SQ.M.			1750.88		
11. PROPOSED MAHADA			1750.88		

AREA STATEMENT			SQ.M.		
1. AREA OF PLOT			8000.00		
2. Deductions for			41.44		
(a) (16.00 M.D.P. ROAD WINDING AREA)			798.56		
3. BALANCE AREA OF PLOT (1-2)			0.00		
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8. PLOT AREA (IF APPLICABLE)			0.00		
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10. REQUIRED MAHADA			1750.88		
(8754.42 X 0.20) = 1750.88 SQ.M.			1750.88		
11. PROPOSED MAHADA			1750.88		

MAHADA BUILT UP AREA			SQ.M.		
FLOOR	MAHADA	TENDMENT	MAHADA	FLAT	
BUILT UP AREA					
FIRST	154.06	02	101.102		
SECOND	154.06	02	201.202		
THIRD	154.06	02	301.302		
FOURTH	154.06	02	401.402		
FIFTH	154.06	02	501.502		
SIXTH	154.06	02	601.602		
SEVENTH	154.06	02	701.702		
EIGHTH	154.06	02	801.802		
NINTH	154.06	02	901.902		
TENTH	154.06	02	1001.102		
ELEVENTH	154.06	02	1101.102		
TWELFTH	105.14	01	1202		
TOTAL	1750.88	22	-		

WING/BUILDING F.S.I. STATEMENT AREA IN SQ.M.			SQ.M.		
FLOOR	COMMERCIAL	TENDMENT	COMMERCIAL	MAHADA	
BUILT UP AREA					
FIRST	154.06	02	101.102		
SECOND	154.06	02	201.202		
THIRD	154.06	02	301.302		
FOURTH	154.06	02	401.402		
FIFTH	154.06	02	501.502		
SIXTH	154.06	02	601.602		
SEVENTH	154.06	02	701.702		
EIGHTH	154.06	02	801.802		
NINTH	154.06	02	901.902		
TENTH	154.06	02	1001.102		
ELEVENTH	154.06	02	1101.102		
TWELFTH	105.14	01	1202		
TOTAL	1750.88	22	-		

WING/BUILDING F.S.I. STATEMENT AREA IN SQ.M.			SQ.M.		
FLOOR	COMMERCIAL	TENDMENT	COMMERCIAL	MAHADA	
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FIRST	154.06	02	101.102		
SECOND	154.06	02	201.202		
THIRD	154.06	02	301.302		
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TOTAL	1750.88	22	-		

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FLOOR	COMMERCIAL	TENDMENT	COMMERCIAL	MAHADA	
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TWELFTH	105.14	01	1202		
TOTAL	1750.88	22	-		

WING/BUILDING F.S.I. STATEMENT AREA IN SQ.M.			SQ.M.		
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TENTH	154.06	02	1001.102		
ELEVENTH	154.06	02	1101.102		
TWELFTH	105.14	01	1202		
TOTAL	1750.88	22	-		

AREA CALCULATION OF OPEN SPACE AT GROUND LVL.									
1	42.77	X	6.65	X	0.5	X	1	=	99.44
2	36.63	X	4.125	X	0.5	X	1	=	75.55
3	33.60	X	2.16	X	0.5	X	1	=	36.29
4	33.04	X	1.61	X	0.5	X	1	=	26.84
5	23.82	X	3.11	X	0.5	X	1	=	37.04
6	19.86	X	3.58	X	0.5	X	1	=	35.55
7	18.12	X	4.82	X	1	X	1	=	87.34
TOTAL ADDITIONS =									396.04

PUBLIC NOTICE

This is to inform that our project, "Leela Heights", located at S. No.107 (P), Vinode Nagar, Wakad-411057 (Maharashtra) India has been accorded Environmental clearance bearing No.SIA/MH/MIS/269116/2022 dated 07/08/2022 and copies of the clearance letters are available with the Maharashtra Pollution Control Board and may also be seen on the website at <http://parivesh.nic.in>

This Clearance is in accordance with the provision of EIA notification 2006.

Pune, Date- 13/08/2022

Signature/-

**Vishal Properties, Through its partner,
Mr. Vishal H Tejwani ,**

Address-Sai Shivleela, S.No. 64/4, Pimple Saudagar, Pimpri, Pune.

(R. No. 2208044915)

जाहीर सूचना

आम्ही विशाल प्रॉपर्टीज स.नं. १०७ (P) विनोदे नगर, वाकड पुणे-४११०५७ याद्वारे जनतेस कळवू इच्छितो की, महाराष्ट्र सरकारच्या पर्यावरण मंडळाने आमचा नियोजित प्रकल्प लीला हाईट्स दिनांक ७ ऑगस्ट २०२२ रोजी दिलेल्या EC No. SIA/MH/MIS/269116/2022 अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रक मंडळ यांच्या कार्यालयात तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे. ही मंजुरी EIA अधिसूचना २००६ च्या तरतुदीनुसार आहे. पुणे, दिनांक : १३/०८/२०२२.

**विशाल प्रॉपर्टीज
वाकड, पुणे**

(पा. क्र. २२०८०४४९१६)

REPLY TO THE MINUTES OF 146th SEAC-III MEETING-POINT NO.1

Point 1. PP to submit Certified Compliance report from Regional Office MoEFCC Nagpur.

Reply 1: We have submitted the request for RO site visit & awaiting for the same. Please find attached mail receipt of the same.



REPLY TO THE MINUTES OF 146th SEAC-III MEETING-POINT NO.2

Point 2. PP to submit the MoD NoC. or CCZM map showing its non-requirement.

Reply 2: The project falls under N6 zone which has maximum permissible limit of height is 737 m where the total height of building from mean sea surface is 639.10 m which is below Permissible limit. Hence MoD NOC is not required. The Site Elevation certificate received from PCMC along with marking on CCZM map is attached further-

Site Elevation Certificate

Pimpri Chinchwad Municipal Corporation
Pimpri - 18.
Building Permission Department
WS. No. BP/SEC/71 /2021
Date 29/7/2021

SITE ELEVATION CERTIFICATE

Name of Developer /Owner:- M/s. Vishal Properties, Mr. Vikas H. Tejwani
Name of Architect:- MR. Sangram Salunke
Name of Village:- WAKAD, TALUKA- HAVELI, DISTRICT- PUNE
Site Address:- Survey No. 107/3/1/b (P), Leela heights, vinod nagar, Wakad.
Ref:-MONARCH/PMC MONARCH/PMC-AA/AN_6500 Dated - 14/06/2021

Sr. no.	Description of pillars	Co-ordinates (in WGS84)		AMSL Height of Co-ordinates given in column (c) in metres	Aerial Distance between Co-ordinates given in column (c) and ARP of NDA, Pune	Aerial Distance between Co-ordinates given in column (c) and ARP of LOHEGAON, pune	Remark
(A)	(B)	(c)		(D)	(E)	(F)	(G)
		Latitude	Longitude				
1	Point No. P1 - Differential GPS observation taken on Ground IN STATIC mode	18°36'26.71"	73°44'30.70"	586.6	15.4 km	18.9 km	
2	Point no. P2- Differential GPS observation taken on Ground IN STATIC mode	18°36'26.40"	73°44'27.40"	587.7	15.4 km	19.0 km	
3	Point no. P3- Differential GPS observation taken on Ground IN STATIC mode	18°36'29.31"	73°44'27.13"	588.2	15.5 km	19.1 km	
4	Point no. P4- Differential GPS observation taken on Ground IN STATIC mode	18°36'29.29"	73°44'29.71"	587.5	15.5 km	19.0 km	

Total height of Building from mean Sea surface-
AMSL - 588.2 + Building height - 50.90 (B + G + 14 floors + Staircase + Water Tank)
= 639.10 Mt.
(As per CCZM Height Limit for Zone N6-737 Mt.)



COLOUR CODED ZONING MAP

AIR FORCE STATION PUNE & NDA

(AERODROME ELEVATION OF PUNE 592.048 M AMSL)

(AERODROME ELEVATION OF NDA 586.893 M AMSL)



Project Site :
N6 Zone



LEGENDS

SCALE: 1:150,000
(1 CM = 1.500 METERS)

CZZM Map

LEGENDS FOR NDA

	N1 ZONE (UPTO 4 KM)
	N2 ZONE (4001M-4500M)
	N3 ZONE (4501M-5000M)
	N4 ZONE (5001M-5500M)
	N5 ZONE (5501M-6100M)
	N6 ZONE (6101M-20KM)
	N7 ZONE (BEYOND 20KM FROM ARP)
	N8 ZONE (T/O & APP SURFACE FOR RW 09 & 27)

CCZM FOR NDA

- If the proposed building/structure is falling under N1 zone (upto 4 KM) then for buildings/structures with top elevation higher than 632 Meters AMSL, applications for NOC are to be filed with IAF. In addition, any construction within 1 KM of boundary wall of NDA, irrespective of height of building/structure, applicant shall furnish application for seeking NOC from IAF.
- If the proposed building/structure is falling under N2 zone (4001 M – 4500 M) then for buildings/structures with top elevation higher than 632 Meters AMSL, applications for NOC are to be filed with IAF.
- If the proposed building/structure is falling under N3 zone (4501 M – 5000 M) then for buildings/structures with top elevation higher than 657 Meters AMSL, applications for NOC are to be filed with IAF.
- If the proposed building/structure is falling under N4 zone (5001 M – 5500 M) then for buildings/structures with top elevation higher than 682 Meters AMSL, applications for NOC are to be filed with IAF.
- If the proposed building/structure is falling under N5 zone (5501 M – 6100 M) then for buildings/structures with top elevation higher than 707 Meters AMSL, applications for NOC are to be filed with IAF.
- If the proposed building/structure is falling under N6 zone (6101 M – 20 KM) or N7 zone (Beyond 20 KM from ARP) then for buildings/structures with top elevation higher than 737 Meters AMSL, applications for NOC are to be filed with IAF.
- If the proposed building/structure is falling under N8 zone (Take off/Approach surface for Rw 09 & 27) then irrespective of height of building/structure, applicant shall furnish application for seeking NOC from IAF.
- Cases falling under Shielding Criteria, irrespective of height of building/structure applicant shall furnish application for seeking NOC from IAF.

REPLY TO THE MINUTES OF 146th SEAC-III MEETING-POINT NO. 4

Point 3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

Reply 3: As directed , we hereby ensure you that we will provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places & the commitment letter for same has been presented in SEAC-III meeting & attached further-



Site Office : Sr. No. 107(P), Vinode Nagar,
Wakad - 411057,
Ph.: +91 7354391888 / 7354392888
Email : vishalproperties888@gmail.com
leelaheightssales@gmail.com
Website : www.vishalproperties.co.in
Maha Rera No.: P52100031666

To,
The Chairman
SEAC III, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Date: 24th June 2022

Subject - Commitment by PP to provide electric charging points at suitable places in parking to cover a minimum 30 % of total parking provided in Expansion of Proposed Residential & Commercial Project "Leela Heights" at S. No 107(P), Wakad, Taluka – Mulshi, Pune by M/s. Vishal Properties.

Respected Sir,

This is with reference to the above-mentioned subject; we hereby ensure we will provide electric charging points at suitable places in parking to cover a minimum 30 % of total parking provided in the project. The plan showing the location of charging points is attached here with this letter of commitment.

We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You.

Yours Sincerely,

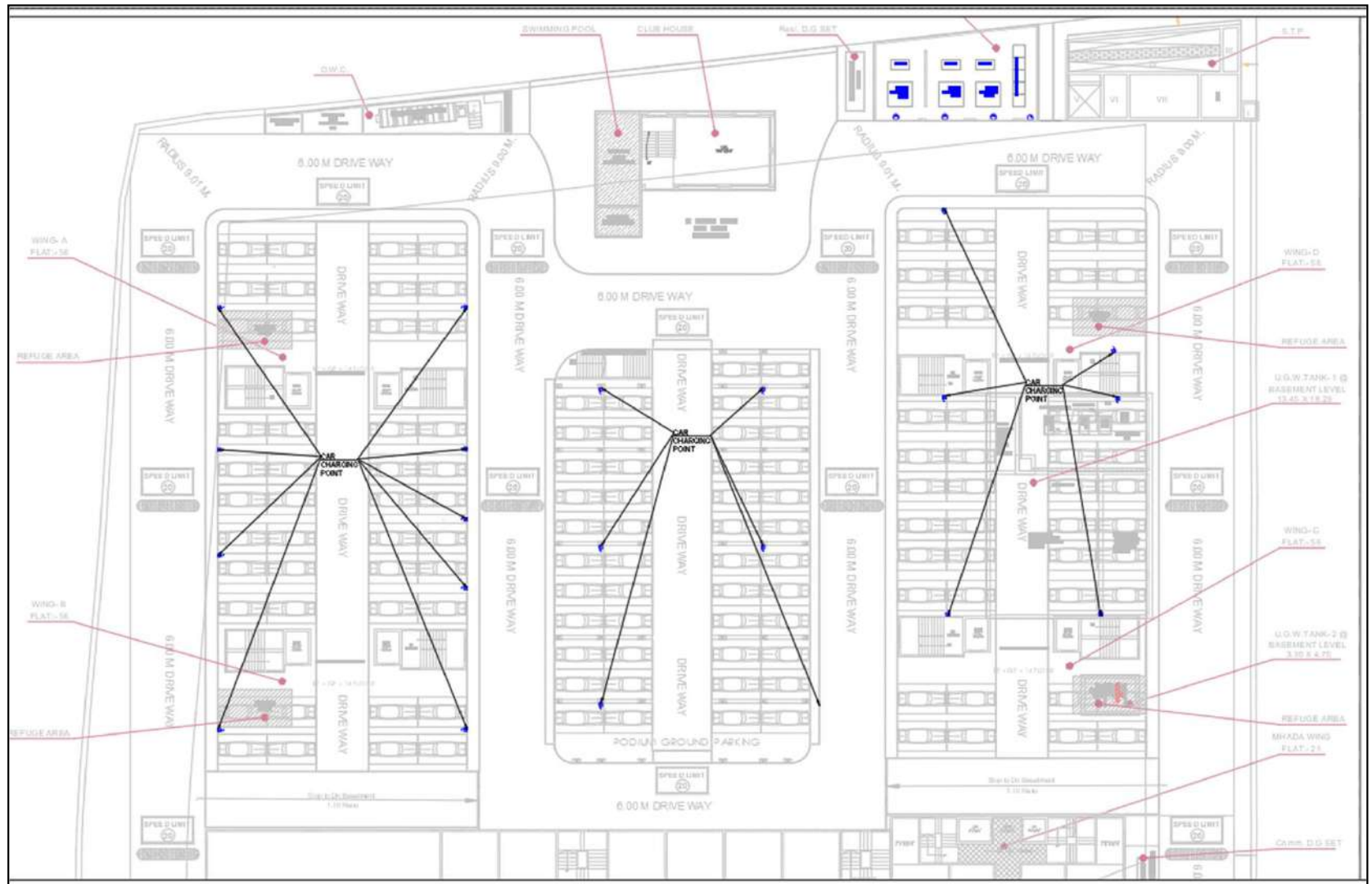
M/s. Vishal Properties



Mr. Vikas Tejwani.

PLAN SHOWING PROVISION OF 30 % OF PARKING WITH ELECTRIC CHARGING FACILITIES

EV Charging Points ■



REPLY TO THE MINUTES OF 145th SEAC-III MEETING-POINT NO.5

Point 4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Reply 4: As directed, we hereby ensure you that the water proposed to use for construction phase will not be drinking water. We will use recycled water or tanker water for proposed construction. The commitment letter stating the same is attached further-



Site Office : Sr. No. 107(P), Vinode Nagar,
Wakad - 411057.
Ph.: +91 7354391888 / 7354392888
Email : vishalproperties888@gmail.com
leelaheightssales@gmail.com
Website : www.vishalproperties.co.in
Maha Rera No.: P52100031606

To,
The Chairman
SEIAA, Maharashtra State
Environment Department
Govt. of Maharashtra
Mumbai

Date: 26.07.2022

Subject: Commitment by PP to ensure that use of recycled water or tanker water for construction of Expansion of Proposed Residential & Commercial Project "Leela Heights" at S. No 107(P), Wakad, Taluka – Mulshi, Pune by M/s. Vishal Properties.

Respected Sir,

This is with reference to above mentioned subject; we hereby ensure that, the water proposed to use for construction phase will not be drinking water. We will use recycled water or tanker water for proposed construction.

We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You,
Yours Sincerely,

M/s. Vishal Properties



Mr. Vikas Tejwani.

Ambient Air Quality Monitoring Report

Name of Client & Address: Residential & Commercial Project 'Leela Heights' at S. No. 107(P), Wakad, Taluka-Mulshi, Dist- Pune by M/s. Vishal Properties	Sample Code	GESEC/PRO/2024/06/7325
	Sample Location	Near Main /Entry Gate
	Sample Collected By	Green EnviroSafe
	Sample type	Ambient Air
	Date of Sampling	17.06.2024
	Time of Sampling	10:30 am.
	Sampling Duration	08 Hrs.
	Analysis Date	18/06/2024 to 20/06/2024
	Reporting date	21/06/2024

Sr. No.	Parameter	Result	Unit	NAAQ Standards	Standard Method
1	Ambient Temperature	30	°C		Standard RTD Elements
2	Relative Humidity	50.46	% RH		Solid-state Capacitive Sensor
3	Sulphur Dioxide (SO ₂)	54.3	µg/M ³	≤ 80	IS : 5182 (Part 2)-2001
4	Oxides of Nitrogen (NO _x)	60.50	µg/M ³	≤ 80	IS : 5182 (Part 6)-2006
5	Particulate Matter PM ₁₀	76.50	µg/M ³	≤ 100	USEPA (40 CFR Ch.-1)Appendix J to Part 50
6	Particulate Matter PM _{2.5}	22.5	µg/M ³	≤ 60	USEPA (40 CFR Ch.-1)Appendix L to Part 50
7	Carbon Monoxide (CO)	BDL	mg/M ³	≤ 04	IS : 5182 (Part 10)-1999

REMARKS / OBSERVATIONS:

- All above results are within National Ambient Air Quality Standards.
- BDL = Below Detectable Limit

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Ambient Noise Monitoring Report

Name of Client & Address: Residential & Commercial Project 'Leela Heights' at S. No. 107(P), Wakad, Taluka-Mulshi, Dist- Pune by M/s. Vishal Properties	Sample Code	GESEC/PRO/2024/06/7325
	Sample Collected By	Green EnviroSafe
	Sample type	Noise
	Date of Sampling	17.06.2024
	Reporting date	21/06/2024
	Instrument Details	Sound Level Meter, Sr. No.1479130 Calibrated on -18/06/2024, Due on - 21/06/2024

Sr. No.	Test Location	Readings	Unit
		Day Time 12:30 pm. Onwards	
1	Near Main/Entry Gate	56.0	dB(A)
2	Near DG Set	55.0	dB(A)

REMARKS / OBSERVATIONS:

- **Limits:** Maharashtra Pollution Control Board has prescribed 55 dB (A) as an upper limit of Noise Level during day time and 45 dB (A) during night time.

AMBIENT NOISE LEVEL STATNDARDS

Category of Area	Limits in dB (A) Leq	
	Day Time (6.00 am to 10.00 pm)	Night Time (10.00 pm to 6.00 am)
Industrial Area	75	65
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Test Report

Name of Client & Address: Residential & Commercial Project 'Leela Heights' at S. No. 107(P), Wakad, Taluka-Mulshi, Dist- Pune by M/s. Vishal Properties	Sample Code	GESEC/PRO/2024/06/7325
	Sample Name	Drinking Water Sample
	Sample Collected By	Green EnviroSafe
	Method for Sampling	IS:3025 Part -1
	Sample Type	Drinking Water
	Sample Collected On	17.06.2024
	Sample Received on	17.06.2024
	Analysis Date	18/06/2024 to 20/06/2024
	Reporting Date	21/06/2024
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Result	Limits as per IS 10500-2012	Unit	Standard Method
Physical Parameter					
1	E. Conductivity	104.4	--	µS	IS: 3025 Part-04 (R.A : 2002)
2	Total Dissolved Solids	112	<500	mg/lit	IS: 3025 Part-05 (R.A : 2002)
3	Turbidity	0.65	<1.0	NTU	IS: 3025 Part-10 (R.A : 2002)
4	Colour	2.8	<5	Hazen	IS: 3025 Part-16 (R.A : 2006)
5	Odour	Agreeable	Agreeable	--	IS: 3025 Part-04 (R.A : 2002)
Chemical Parameter					
1	pH	7.80	6.5-8.5	--	IS: 3025 Part-11 (R.A : 2002)
2	Total Hardness	105.65	<200	mg/lit	IS: 3025 Part-14 (R.A : 2002)
3	Total Alkalinity	104.8	<200	mg/lit	IS: 3025 Part-21 (2009)
4	Chloride	119.4	<250	mg/lit	IS: 3025 Part-23 (R.A : 2003)
5	Sulphate	95.5	<200	mg/lit	IS: 3025 Part-32 (R.A : 2003)
6	Residual Chlorine	Nil	>0.2	mg/lit	APHA :22 nd edition -(4500- SO ₄ ²⁻ E)
7	Calcium	30.9	<75	mg/lit	IS: 3025 Part-02 (2004)
8	Magnesium	18.69	<30	mg/lit	IS: 3025 Part-02 (2004)
9	Iron	Nil	<0.3	mg/lit	IS: 3025 Part-02 (2004)
Microbiological Testing					
1	Total Coliform	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)
2	E.coli	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)

Note : For E.coli and Coliform <2 can be considered as Absent

➤ The tests marked with an * are not accredited by NABL

REMARKS / OBSERVATIONS: All above parameters are within limits as per IS: 10500(2012) standards.

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Test Report		
Name of Client & Address: Residential & Commercial Project 'Leela Heights' at S. No. 107(P), Wakad, Taluka-Mulshi, Dist- Pune by M/s. Vishal Properties	Sample Code	GESEC/PRO/2024/06/7325
	Sample Name	Soil Sample
	Sample Collected By	Green EnviroSafe
	Method for Sampling	--
	Sample Type	Soil
	Sample Collected On	17.06.2024
	Sample Received on	17.06.2024
	Analysis Date	18/06/2024 to 20/06/2024
	Reporting Date	21/06/2024
Sample returned /stored	Stored at room temp. for 1 week from the date of reporting	

Sr. No.	Parameter		Result	Unit
Physical Parameter				
1.	Moisture Content		7.2	percent
2.	Organic Matter		9.01	percent
3.	Particle Size Distribution	Sand	14	percent
		Silt	44.4	percent
		Clay	14	percent
Chemical Parameter				
1.	pH (1:5)		6.8	-
2.	Electrical Conductivity		92.5	μS/cm
3.	SAR Ratio		0.76	--
4.	Total Nitrogen		102.9	mg/kg
Elemental Testing				
1.	Potassium (as K)		101.89	mg/kg
2.	Phosphorous (as P)		38.0	mg/kg
3.	Iron (as Fe)		0.80	mg/kg
4.	Copper (as Cu)		4.96	mg/kg

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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-----End of Report-----

Site Images & Site Status

Building Name	Construction Status
A” wing	1) All slab (16 No) casting completed. 2) All Brickwork (14th floor) complete. 3) All Internal Plaster (14th floor) floor complete. 4) All External plaster complete. 5) All Internal & External Plumbing (14th floor) complete. 6) Waterproof work (14th floor) complete. 7) All Electrical Internal concealed work (14th floor) complete. 8) Wall gypsum work (14th floor) complete. 9) All Tile Work (14th floor) Complete. 10) MS Window Grill (14th floor) Complete. 11) Door Fixing Work (7th Floor) Complete. 12) Window & Sliding Door up to (12th Floor) Complete.
“B” wing	1) All slab (16 No) casting completed. 2) All Brickwork (14th floor) complete. 3) All Internal Plaster (14th floor) floor complete. 4) All External plaster complete. 5) All Internal & External Plumbing (14th floor) complete. 6) Waterproof work (14th floor) complete. 7) All Electrical Internal concealed work (14th floor) complete. 8) Wall gypsum work (14th floor) complete. 9) All Tile Work (14th floor) Complete. 10) MS Window Grill (14th floor) Complete.
Podium	1st Slab Half Portion Slab Completed.
“C” wing	1) Excavation work complete up to 100%. 2) Footing Casting work in progress.
“D” wing	1) All slab (16 No) casting completed. 2) All Brickwork up to (13th floor) complete. 3) All Internal Plaster (10th floor) floor complete. 5) All Internal concealed Plumbing up to (6th floor) complete. 6) Waterproof work up to (6th floor) complete. 7) All Electrical Internal concealed work (12th floor) completed 8) Tile Work – Kitchen Otta & Frame fixing work in progress. 9) Window Grill fixing work in progress.
Club House	RCC Work – 1st slab Complete

Site Images



