



MiCasaa
Green Lifestyle

Date:

To,
The Additional Director (S),
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra-440001

Sub: Half Yearly Post Environment Clearance Compliance Report for Proposed Residential Project "Micasaa" at Village Wagholi, Dist. Pune by Gagan Global Developers.

Ref: Environmental Clearance Letter No. SIA/MH/MIS/250442/2022 dated 24th June 2022.

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report (**June 2022 - November 2022**) for "Micasaa" at Village Wagholi, Dist. Pune, Maharashtra. EC accorded by Department of Environment, Government of Maharashtra, vide its Letter No. SIA/MH/MIS/250442/2022 dated-24th June 2022.

Thanking you,

Yours Faithfully,

For M/s Gagan Global Developers.,



Authorized Signatory

Encl: A/a

Cc The Member Secretary, Maharashtra Pollution Control Board, Mumbai

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

GAGAN GLOBAL DEVELOPERS

Micasaa, Gat No. 879, Opposite Ayurvedic College, Kesnand Road, Wagholi, Pune.

Tel No.: 020 - 6578 3333 / 6578 4444, **Website:** www.micasaa.in, **E-mail:** sales@micasaa.in

Compliance Environmental Monitoring Report



A Proposed Residential Project at Gat No. 878 (P), 879 (P)
At Village Wagholi, Tal. Haveli, Dist. Pune – 412207

Developer

M/s Gagan Global Developers,
Office No. 308/A/B, 3rd Floor,
Citi Point Building, Dhole Patil Road,
Pune – 411 001

Prepared by

PRAGMATIC BIO AND ENVIRO

**Scheme No-2/1, Sector No-25, Bhel Chowk,
Opp. Dhanvantari Hospital, Sindhu Nagar,
Nigadi, Pune- 44, Maharashtra, India
Email id- pragenviro@gmail.com
Contact No-7588078954**

LIST OF ANNEXURES

Sr. No.	Content	Annexure No.
1	Salient Features	I
2	Environment Management Plan	II
3	Cost of Environment Management Plan	III
4	Copy of Environment Clearance	IV
5	Compliance Report	V
6	Monitoring Reports	VI
7	Copy of Consent to Establish	VII
8	Public Disclosure	VIII
9.	Occupancy Certificate	IX
10.	NOC's	X
11.	CER Agreement Copy	XI
12.	Swach Agreement	XII
13	OWC Details	XIII

PART – I, Data Sheet
For Proposed Residential Project
“MICASAA”
At Village Wagholi, Taluka Haveli
District Pune, Maharashtra

PART – I
DATA SHEET

1.	Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction – Residential Project)
2.	Name of the Project	“MICASAA” by Gagan Global Developers
3.	Clearance Letter (s)/OM No. and date	SEAC-2013/CR-217/TC-II dtd. 5th September 2014 SEIAA-MINUTES-0000000793 dated 5th December 2018. SIA/MH/MIS/250442/2022 dated 24th June 2022.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°34'29.51” N 74° 0‘ 3.94"E
5.	(a) Address for correspondence	M/s Gagan Global Developers, Office No. 308/A/B, 3rd Floor, Citi Point Building, Dhole Patil Road,Pune – 411 001
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Mr. Jaspritsingh R. Rajpal Partner Off. no.308/A/B, 3rd floor, Citi Point Building, Dhole Patil Road, Pune – 411001 Contact: 020-65785555, Email id:aganglobaldevelopers@gmail.com
6.	Salient Features	
	(a) Of the project	Please Refer Annexure – I
	(b) Of Environmental Management Plans	Please Refer Annexure – II
7.	Breakup of the project area	Total Plot Area – 30,566 m²; Built-up Area- 50,050.87 m2.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the Pune city.
	(b) Others	Not Applicable
8.	Breakup of the project affected population	There is no displacement of population

	with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & landlesslabourers /artisan.	due to project hence not applicable
	(a) SC, ST /Adivasis	Not Applicable since there is no displacement of population
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Not Applicable since there is no displacement of population
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	INR 98 Cr (Includes cost of land and construction), Environment Management capital cost: INR 292 Lacs. No revised estimates till date.
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	Please refer annexure III
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	-----
	(d) Whether (c) include the cost of environmental management as shown in the above.	Yes
	(e) Actual expenditure incurred on the project so far	60.00 Cr
	(f) Actual expenditure incurred on the environmental management plans so far	1.5 Cr.
10.	Forest land requirement.	No Forest land required for project
	(a) The status of approval for diversion of forest land for non-forestry use	Not applicable
	(b) The status of clearing felling	Not applicable
	(c) The status of compensatory afforestation, if any	Not applicable
	(d) Comments on the viability & sustainability of compensatory afforestation Programme in the light of actual field experience, so far	Not applicable
11.	The status of clear felling in non-forest areas	Nil

	(such as submergence area of reservoir, approach roads), if any with quantitative information		
12.	Status of construction. (Actual &/or planned)	Planned	Actual
		A (A1+A2)	LP+UP+11
		B (B1+B2)	LP+UP+12
		C (C1+C2)	LP+UP+12
		D	LP+UP+12
		E	LP+UP+12
		F	LP+UP+12
		G	LP+UP+12
		Club House	G+1
			D, E, F wing and Club House Completed.
			C1, C2 & G Completed
	(a) Date of Commencement (Actual &/or planned)	Sep-2014	
	(b) Date of completion (Actual &/or planned)	December 2021	
13.	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress	
14.	Dates of Site Visits		
	(a) The dates on which the project was monitored by the regional office on previous occasions, if any.	No Visits in the Last Six Months.	
	(b) Date of site visit for this monitoring report	November 2022	

For M/s. GaganGlobal Developers., "MICASAA Project",


 Authorized Signatory
 Date:

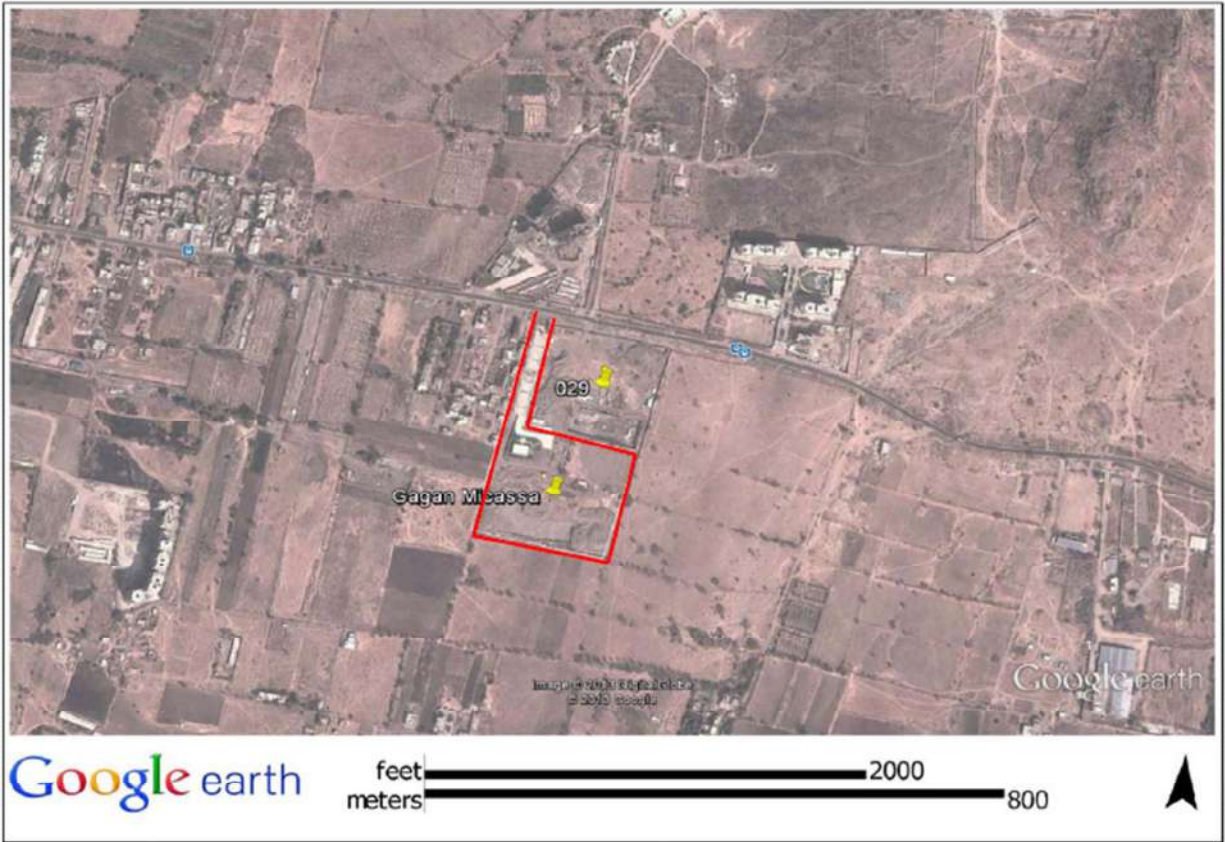


Salient features of the Project

ANNEXURE - I**Salient Features of the Project**

Project Site	“MICASAA” by Gagan Global Developers, At. Gat No. 878 (P), 879 (P) village Wagholi, Taluka Haveli, Dist. Pune, Maharashtra
Construction & Development	Others (Building & Construction – Residential Project)
Total Plot Area	30, 566 m ²
Total Built- up Area	50, 050.87 m ²
Water requirement	343 M ³ /day
Estimated project cost	INR 98 Cr (Includes cost of land and construction)
Nearest railway station	Pune railway station is at 20 km.
Nearest Airport	Lohagaon Airport is about 15 km

Google Image of the Project Site



Environmental Management Plan (EMP)

Cost of Environmental Management Plan (EMP)

ANNEXURE – III**Cost of Environmental Management Plan**

Sr. No.	Particulars	Capital Cost (INR) in Lacs	Maintenance Cost (INR/Year) in Lacs
1.	Sewage Treatment Plant	45.0	20.0
2.	Solid waste Management	13.0	7.0
3.	Strom water networking	21.0	1.0
4.	Water Treatment Plant	15.0	6.0
5.	Rain water Harvesting	8.0	1.0
6.	Green Belt Development	61.0	10.0
7.	Energy Conservation Set up (Solar Water Heater etc.)	144.0	3.0
8.	Environmental Monitoring	0.00	1.6
Total		307.00	49.6

*A Copy of EC Letter
For
“Micasaa” at Village Wagholi, Taluka Haveli
Dist. Pune Maharashtra*

Government of Maharashtra

SEAC-2013/CR2014/TC-II
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 5th September, 2014.

To,
M/s Gagan Global Developers,
Off. no.308/A/B, 3rd floor,
Citi Point Building, Dhole Patil Road,
Pune-411001

Subject: Environment Clearance for proposed residential Project "Micassa" at Gat No. 878 (P), 879 (P) of Village: Wagholi, Distt.: Pune by M/s. Gagan Global Developers.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 7th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 72nd meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed residential Project "Micassa" at Gat No. 878 (P), 879 (P) of Village: Wagholi, Dist Pune. SEAC-III considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Particular	Commitment On (As per proposed plan)	Commitment On (As per sanctioned plan)
Name of Project	"Micassaa"	"Micassaa"
Project Proponent	M/s Gagan Global Developers,	M/s Gagan Global Developers
Consultant	Oasis Environmental Foundation	Oasis Environmental Foundation
Type of project: Housing project / Industrial Estate / SRA scheme /	Residential Construction Project	Residential Construction Project
Location of the Project	Gat No. 878, 879, Wagholi, Pune.	Gat No. 878, 879, Wagholi, Pune.

Whether in Corporation /Municipal/other area	Town Planning Department, Pune	Town Planning Department, Pune
Applicability of the DCR	DC rules, Regional Planning	DC rules, Regional Planning
IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with local planning rules & provision)	Applied to town planning on 21.03.2014	As per sanctioned plan No. PRH/NASR/239/2011 dt. 15.03.2013
Total Plot Area (sq. m.) Deductions Net Plot area	30,566.00 11,684.11 18,881.89	30,566.00 8700.81 21,865.19
Permissible FSI (including TDR etc.)	27,538.72 sqm	10,823.41 sqm
Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> • FSI area (sq. m.): 27,536.35 • Non FSI area (sq. m.): 22,514.52 • Total BUA area (sq. m.): 50,050.87 	<ul style="list-style-type: none"> • FSI area (sq. m.): 10,823.41 • Non FSI area (sq. m.): 9,592.97 • Total BUA area (sq. m.): 20,416.38
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	6128.58 m (22.32 %)	6128.58 m (22.32 %)
Estimated Cost of the Project	INR 79.33 Cr (Includes cost of land and construction)	INR 35.39 Cr (Includes cost of land and construction)
No. of building & its configuration(s)	<ol style="list-style-type: none"> 1. Residential: 7 bldgs 1 Residential Buildings: B+UP+ 11, 6 Residential Buildings: B+UP+12, 2. Commercial Building: Nil 3. Club House: 302.72 sqm (1No.) 	<ol style="list-style-type: none"> 1. Residential: 3 bldgs 2 Residential Buildings: LP. +U.P +12 1 Residential Buildings: LP + UP + 8, 2. Commercial Building: Nil 3. Club House: G+1
Number of tenants and shops	Total 508 Tenements Commercial area = Nil	Total 202 Tenements Commercial area = Nil
Number of expected residents / users	Residential Users: 2540 Commercial Users: 00	Residential Users: 1010 Commercial Users: 00
Tenant density per hector	169 tenements /hector	270 tenements /hector
Height of the building(s)	39.00 m	37.05 m

Right of way (Width of the road from the nearest fire station to the proposed building(s))	36 m road	36 m road
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0 m wide road	9.0 m wide road
Total Water Requirement	Residential: Dry season : Source: Gram Panchayat, Wagholi Dry season: Fresh water: 229 KL Recycled water(Flushing): 114 KL Recycled water (Gardening): 22 KL HVAC Makeup: Nil Total Fresh water Requirement : 229 KL Excess treated water: 183 KL Swimming Pool : Nil Fire fighting (Cum): 400 KL Wet Season: Fresh water: 229 KL Recycled water(Flushing): 114 KL Recycled water (Gardening): -- HVAC Makeup: nil Total Fresh water Requirement : 229 KL Excess treated water: 205 KL Swimming Pool : Nil Fire fighting (Cum): 400 KL Commercial: Not applicable	Residential: Dry season : Source: Gram Panchayat, Wagholi Dry season: Fresh water: 91 KL Recycled water(Flushing): 45 KL Recycled water (Gardening): 22 KL HVAC Makeup: Nil Total Fresh water Requirement : 158 KL Excess treated water: 67 KL Swimming Pool : Nil Fire fighting (Cum): 400 KL Wet Season: Fresh water: 91 KL Recycled water(Flushing): 45 KL Recycled water (Gardening): -- HVAC Makeup: nil Total Fresh water Requirement : 136 KL Excess treated water: 89 KL Swimming Pool : Nil Fire fighting (Cum): 400 KL Commercial: Not applicable

Rain Water Harvesting (RWH)	Level of the Ground water table: 15 m. Capital cost : 8.0 L O & M Cost : 1.0 L	Level of the Ground water table: 15 m. Size and no of RWH tank(s) and Quantity: nil Capacity of RWH tanks: nil No of recharge pits: 9 m Capital cost : 8.0 L O & M Cost : 1.0 L
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UGT tanks	<p>Residential: Domestic UG tank Capacity: 365 KL Flushing UG tank Capacity: 400 KL Fire UG tank Capacity: Commercial: Not applicable</p>	<p>Residential: Domestic UG tank Capacity: 365 KL Flushing UG tank Capacity: 400 KL Fire UG tank Capacity: Commercial: Not applicable</p>
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: As per contour through nala. • quantity of storm water: 21396 KL/yr • Size of SWD: 300mm 	<p>Natural water drainage pattern: As per contour through nala.</p> <ul style="list-style-type: none"> • quantity of storm water: 21396 KL/yr • Size of SWD: 300mm
Sewage and Waste water	<p>Residential: Sewage generation (CMD): 319 KL Capacity of STP (CMD): 320 KLD STP technology: activated sludge process</p> <ul style="list-style-type: none"> • Location of STP: Plan enclosed <p>DG sets (during emergency) Residential: Required: 61 KVA; Provided: 180 KVA X 1No. Commercial: Club House: included in Residential STP</p> <p>Budgetary allocation (Capital cost and O & M cost):</p> <ul style="list-style-type: none"> • Capital Cost : 45.0 L • O & M Cost: 20.0 L/yr <p>Separate energy meter will be provided for STP.</p>	<p>Residential: Sewage generation (CMD): 122 KL Capacity of STP (CMD): 125 KLD STP technology: activated sludge process</p> <ul style="list-style-type: none"> • Location of STP: Plan enclosed <p>DG sets (during emergency) Residential: Required: 61 KVA; Provided: 180 KVA X 1No. Commercial: Club House: included in Residential STP</p> <p>Budgetary allocation (Capital cost and O& M cost):</p> <ul style="list-style-type: none"> • Capital Cost : 20.0 L • O & M Cost: 7.0 L/yr <p>Separate energy meter will be provided for STP.</p>

<p>Solid waste management</p>	<p>Waste generation in the pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation : Debris, top soil/rock • Quantity of the top soil to be preserved :2042 m³ • Disposal of the construction way debris: landfilling and for landscaping. <p>Waste generation in the operation phase Residential & commercial:</p> <ul style="list-style-type: none"> • Biodegradable waste: 725 • Non-Biodegradable waste: 445 • STP sludge: 30 kg/day <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Through Authorized vendors, JanAdhar, Pune. • Wet waste: through mechanized composter • E-waste: Through Auth. vendors, JanAdhar, Pune. • STP sludge: As manure <p>Area requirement:</p> <ol style="list-style-type: none"> 1.Location(s): as per layout 2.Total area provided for the storage & Treatment of the solid waste: 100 sqm 3.Budgetary allocation(capital Cost & O&M cost): <p>Capital Cost : 13.0 L</p> <p>O & M cost : 7.0 L</p>	<p>Waste generation in the pre Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation : Debris, top soil/rock • Quantity of the top soil to be preserved :2042 m³ • Disposal of the construction way debris: landfilling and for landscaping. <p>Waste generation in the operation phase Residential & commercial:</p> <ul style="list-style-type: none"> • Biodegradable waste: 288 • Non-Biodegradable waste: 177 • E-waste: NA • Hazardous waste: NA • Biomedical waste(Kg/month)(If applicable): NA • STP sludge: 20 kg/day <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Through Authorized vendors, JanAdhar, Pune. • Wet waste: through mechanized composter • E-waste: Through Auth. vendors, JanAdhar, Pune. • STP sludge: As manure <p>Area requirement:</p> <ol style="list-style-type: none"> 1.Location(s): as per layout 2.Total area provided for the storage & Treatment of the solid waste: 100 sqm 3.Budgetary allocation(capital Cost & O&M cost): <p>Capital Cost : 13.0 L</p> <p>O & M cost : 7.0 L</p>
<p><i>Green Belt Development</i> Total RG area: 3669 sqm</p> <ul style="list-style-type: none"> • Budgetary allocation(capital Cost& O & M Cost): Capital Cost: 61.0 L O & M : 10.0 L 		<p><i>Green Belt Development</i> Total RG area: 3669 sqm</p> <p>Budgetary allocation(capital Cost& O & M Cost): Capital Cost: 61.0 L ,O & M : 10.0 L</p>

Energy	<p>Power Supply: Source of Supply: MSEDCL.</p> <ul style="list-style-type: none"> • Maximum demand : 2114 KW • Connected load : 1691 KW <p>➤ Total DG power consumption for residential buildings= 176 KVA</p> <p>Total DG power consumption for clubhouse : 12.5 KVA commercial buildings : NA</p> <ul style="list-style-type: none"> • Energy saving measures <p>The following Energy Conservation Methods are proposed in the project: Energy saving measures Use of CFL lamps & Induction lamps shall be used for Common area lighting Motion sensors are proposed for parking areas Use of non conventional energy i.e. Solar water heating system Transformers are located close to load center to minimize transmission losses Solar lighting for common areas (min 50%) Thus total energy saving will be 1409 units/day</p> <ul style="list-style-type: none"> • Detail calculations & % of saving: 40 % <p>Compliance of th ECBC guidelines: Yes, Compliance submitted</p> <ul style="list-style-type: none"> • Budgetary allocation (Capital cost and O & M cost): Capital cost: (for solar heating): INR 1.44 Cr O&M cost: INR 3.0 L/yr <ul style="list-style-type: none"> • Number and capacity of the DG sets to be used: Number and capacity of the DG sets to be used : 180 KVA (1 No) 	<p>Power Supply: Source of Supply: MSEDCL.</p> <ul style="list-style-type: none"> • Maximum demand : 902 KW • Connected load : 722 KW <p>➤ Total DG power consumption for residential buildings= 250 KVA Total DG power consumption for clubhouse : 12.5 KVA (included in Total DG consumption). commercial buildings : NA</p> <ul style="list-style-type: none"> • Energy saving measures <p>The following Energy Conservation Methods are proposed in the project: Energy saving measures Use of CFL lamps & Induction lamps shall be used for Common area lighting Motion sensors are proposed for parking areas Use of non conventional energy i.e. Solar water heating system Transformers are located close to load center to minimize transmission losses Solar lighting for common areas (min 50%) Thus total energy saving will be 549 units/day</p> <ul style="list-style-type: none"> • Detail calculations & % of saving: 35 % <p>Compliance of the ECBC guidelines: Yes, Compliance submitted</p> <ul style="list-style-type: none"> • Budgetary allocation (Capital cost and O & M cost): Capital cost: (for solar heating): INR 20.0 L O&M cost: INR 1.0 L/yr <ul style="list-style-type: none"> • Number and capacity of the DG sets to be used: Number and capacity of the DG sets to be used : 250 KVA (1 No)
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Environmental Management plan Budgetary Allocation: During Construction Phase: During Operation Phase: (As per table attached)				Environmental Management plan Budgetary Allocation: During Construction Phase: During Operation Phase: (As per table attached)			
Sr. No.	Particular	Capital cost (in Lacs)	O & M Cost(in Lacs/yr)	No.	Particular	Cap. cost (in Lacs)	O & Cost(Lacs/yr)
1	Sewage Treatment Plants	45.0	20.0		Sewage Treatment Plants	20.0	7.0
2	Solid waste Management	13.0	7.0		Solid waste Management	13.0	7.0
3	Storm water networking	21.0	1.0		Storm water networking	21.0	1.0
4	Rain water Harvesting	8.0	1.0		Rain water Harvesting	8.0	1.0
5	Green belt development	61.0	10.0		Green belt development	61.0	10.0
6	Energy Conservation Set up (Solar water heater etc.)	112.0	1.5		Energy Conservation Setup (Solar heater etc.)	44	1.0
7	Renewable energy (solar lighting)	39.0	1.5		Renewable energy (solar lighting)	20.0	1.0
8	Environmental Monitoring costs	--	2.0		Environmental Monitoring costs	--	2.0
Total		299.0	44.0	Total		187.0	30.0
Traffic Management Parking Statement Residential: Total Parking area : 8,725 sqm • Area per car : 30 sqm • 2-Wheeler: 374 No. • 4-Wheeler: 236 No. Commercial: Not applicable				Traffic Management Parking Statement Residential: Total Parking area : 3403 sqm • Area per car : 30 sqm • 2-Wheeler: 153 No. • 4-Wheeler: 153 No. Commercial: Not applicable			

3. The proposal has been considered by SEIAA in its 72nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

- (i) This EC is restricted to approved plans as indicated above.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This

environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (iii) 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.
- (iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (v) 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.
- (vi) "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.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (viii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (ix) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) Arrangement shall be made that waste water and storm water do not get mixed.

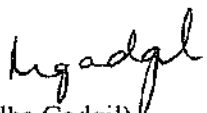
- (xiv) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xv) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xvi) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) 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.
- (xix) 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.
- (xx) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xxi) 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.
- (xxii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxiii) 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.
- (xxiv) 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.
- (xxv) 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).
- (xxvi) Ready mixed concrete must be used in building construction.

- (xxvii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxviii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxx) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxxi) 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 effluent, 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 effluent, 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.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) 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.
- (xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxviii) 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.
- (xxxix) Diesel power generating sets proposed as source of back up 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.
- (xl) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

- (xli) 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.
- (xlii) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xliii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliv) 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.
- (xlv) 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.
- (xlvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlvii) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlviii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlix) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (I) 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.
- (ii) 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>.
- (lii) 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.
- (liii) 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.
- (liv) 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.
- (lv) 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.

- (lvi) 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.
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. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. 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.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 8. 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.
 9. 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.
 10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Jagdish Joshi, Chairman, SEAC-III, 3 Tahiti CHS Juhu- Versova Link Road, Andheri (W), Mumbai- 400.
3. Additional Secretary, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune
8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 10/09/2014)



Agenda for 146th Meeting of SEIAA to be held on 5th December, 2018.


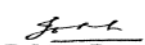
SEIAA Meeting number: 146 Meeting Date December 5, 2018

Subject: Environment Clearance for Residential Construction Project

Is a Violation Case: No

1.Name of Project	Micasaa
2.Type of institution	Private
3.Name of Project Proponent	Mr. Jaspreetsingh Rajpal
4.Name of Consultant	NA
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Balance Environmental Clearance to obtained against full sanction plan vide no. BHA/CR. No. 1055/16-17 Mouza - Wagholi dated 6.10.20 SEAC has already appraised project for 50050.87 sq.m out of which SEIAA has accorded EC for 20416.38 sq.m and 29,634.49 sq.m EC is balance16
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC has been partly obtained for this project vide No. SEAC-2013/CR-217/TC-II dated 5 September 2014
8.Location of the project	G. No. 878 (P), 879 (P)
9.Taluka	Haveli
10.Village	Wagholi
Correspondence Name:	Mr. Mitesh Shah
Room Number:	15/B
Floor:	2nd Floor
Building Name:	Wellesley Court
Road/Street Name:	Wellesley Road
Locality:	Camp
City:	Pune
11.Area of the project	PMRDA
12.IOD/IOA/Concession/Plan Approval Number	Yes IOD/IOA/Concession/Plan Approval Number: Sanction plan approved from PMRDA vide no. BHA/CR. No. 1055/16-17 Mouza - Wagholi dated 6.10.2016 Approved Built-up Area: 67924.31
13.Note on the initiated work (If applicable)	Construction as stipulated in earlier EC is completed.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	30,566 sq.m
16.Deductions	11,684.11 sq.m
17.Net Plot area	18,881.89 sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 27,536.35 sq.m Non FSI area (sq. m.): 22,514.52 sq.m Total BUA area (sq. m.): 50050.87
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 41,671.85 sq.m Approved Non FSI area (sq. m.): 26,252.46 sq.m Date of Approval: 06-10-2016
19.Total ground coverage (m2)	6128.58 sq.m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	22.32 %
21.Estimated cost of the project	980000000

22.Number of buildings & its configuration

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 146 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001715) SEIAA-MINUTES-0000000793	Page 1 of 13	 Shri. Johnny Joseph (Chairman SEIAA)
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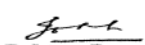
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building - 1 , A (A 1 + A2)	LP + UP + 11	37.05
2	Building - 1, B (B1 + B2)	LP + UP + 12	39.90
3	Building - 1, C (C1 + C2)	LP + UP + 12	39.90
4	D	LP + UP + 12	39.90
5	E	LP + UP + 12	39.90
6	F	LP + UP + 12	39.90
7	G	LP + UP + 12	39.90
8	Club House	G + 1	7.15

23.Number of tenants and shops	tenements - 508
24.Number of expected residents / users	Residents - 2540
25.Tenant density per hectare	169 tenements / hectore
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s))	36 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29.Existing structure (s) if any	Construction as stipulated in earlier EC is completed.
30.Details of the demolition with disposal (If applicable)	NA

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 146 Meeting Date: December 5, 2018 (SEIAA- STATEMENT-0000001715) SEIAA-MINUTES-0000000793	Page 2 of 13	 Shri. Johnny Joseph (Chairman SEIAA)
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Dry season:	Source of water	Grampanchayat Wagholi
	Fresh water (CMD):	229 KLD
	Recycled water - Flushing (CMD):	114 KLD
	Recycled water - Gardening (CMD):	22 KLD
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	365 KLD
	Fire fighting - Underground water tank(CMD):	400 KL
	Fire fighting - Overhead water tank(CMD):	20 KL/building
	Excess treated water	183 KLD
Wet season:	Source of water	Grampanchayat Wagholi
	Fresh water (CMD):	229 KLD
	Recycled water - Flushing (CMD):	114 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	343 KLD
	Fire fighting - Underground water tank(CMD):	400 KL
	Fire fighting - Overhead water tank(CMD):	20 KL/building
	Excess treated water	205 KLD
Details of Swimming pool (If any)	NA	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Gardening	NA	22 KLD	22 KLD	NA	22 KLD	22 KLD	NA	NA	NA
Fresh water requirement	NA	229 KLD	229 KLD	NA	22.9 KLD	22.9 KLD	NA	206 KLD	206 KLD

34.Rain Water Harvesting (RWH)	Level of the Ground water table:	15 m below ground
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	9 Nos.
	Size of recharge pits :	2.0 m X 0.9 m x 2.0 m
	Budgetary allocation (Capital cost) :	Rs. 8.0 Lakh
	Budgetary allocation (O & M cost) :	Rs. 1.0 Lakh/yr
	Details of UGT tanks if any :	Domestic UG tank Capacity - 365 KLD Flushing UG tank Capacity - 400 KLD Fire UG tank Capacity - 400 KL

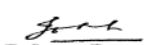
35.Storm water drainage	Natural water drainage pattern:	As per contour
	Quantity of storm water:	21396 KL/yr.
	Size of SWD:	300 mm

36.Sewage and Waste water	Sewage generation in KLD:	319 KLD
	STP technology:	Activated Sludge Process
	Capacity of STP (CMD):	1 No. of STP , Capacity - 320 KLD
	Location & area of the STP:	Please refer Master Layout
	Budgetary allocation (Capital cost):	Rs. 45.0 Lakh
	Budgetary allocation (O & M cost):	Rs. 20 .0 Lakh/yr


Shri. Anil Diggikar (Member Secretary SEIAA)

**SEIAA Meeting No: 146 Meeting Date:
December 5, 2018 (SEIAA-
STATEMENT-0000001715)
SEIAA-MINUTES-0000000793**

**Page 4 of
13**


**Johny Joseph
Shri. Johny Joseph
(Chairman SEIAA)**

37. Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	1 % of waste material
	Disposal of the construction waste debris:	Excavated earth material will be used as filling material for plinth area & top soil will be use for landscaping.
Waste generation in the operation Phase:	Dry waste:	445 Kg/day
	Wet waste:	725 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	30 Kg/Day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Through Authorized vendor - JanAdhar
	Wet waste:	Through mechanized composter
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	NA
Area requirement:	Location(s):	Please refer Master Layout
	Area for the storage of waste & other material:	100 sq.m
	Area for machinery:	40 sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 13.0 Lakh
	O & M cost:	Rs. 7.0 Lakh/yr.


38. Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	---	7 - 8.5	6.5 -7.5	Not applicable
2	Total Suspended Solids	mg/l	200 - 300	< 10	Not to Exceed to 50 mg/lit
3	BOD	mg/l	250 -300	< 10	Not to exceed 10 mg/lit
4	COD	mg/l	300 - 400	< 30	Not to exceed 100 mg/lit
5	Oil & Grease	mg/l	10	< 5	----
6	TDS	mg/l	---	< 1000	----
7	Total Nitrogen	mg/l	40 - 50	< 10	----
8	Amonical Nitrogen	mg/l	---	< 1	----
9	Total Phosphate	mg/l	5 - 7	< 2	----
10	Faecal coliform	MPN/100 ml	10 ⁶ /100	N.D	-----
Amount of effluent generation (CMD):		Not applicable			


Shri. Anil Diggikar (Member Secretary SEIAA)

**SEIAA Meeting No: 146 Meeting Date:
December 5, 2018 (SEIAA-
STATEMENT-0000001715)
SEIAA-MINUTES-0000000793**

**Page 5 of
13**


**Shri. Johnny Joseph
(Chairman SEIAA)**

Capacity of the ETP:	Not applicable
Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

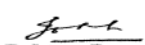
SEIAA-MINUTES-0000000793

39.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
41.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	Not applicable	22.7 Lit/hr for 75 % load	22.7 Lit/hr for 75 % load			
42.Source of Fuel		Not applicable					
43.Mode of Transportation of fuel to site		Not applicable					
44.Green Belt Development							
		Total RG area :	3669 sq.m				
		No of trees to be cut :	0				
		Number of trees to be planted :	450				
		List of proposed native trees :	As per Below				
		Timeline for completion of plantation :	1 yr.				
45.Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Ailathus excelsa	Maharukh	12	Large in size, fruit bearing tree			
2	Anthocephalus kadamba	Kadamb	60	Medicinal value, To control soil erosion, Birds, squirrels, monkey eat fruits.			
3	Albizia lebbeck	Shirish	34	Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).			
4	NA	NA	NA	NA			
5	Bauhinia purpurea	Gulabi kanchan	28	Every part of the plant is medicinal ,Drought tolerant species.			
6	NA	NA	NA	NA			
7	Cochlospermum religiosum	Sonsawar	22	Medicinal value, Native species			
8	Dalbergia sisoo	Shisav	31	Medicinal value, Bird attracting species ,			
9	NA	NA	NA	NA			


Shri. Anil Diggikar (Member Secretary SEIAA)

**SEIAA Meeting No: 146 Meeting Date:
December 5, 2018 (SEIAA-
STATEMENT-0000001715)
SEIAA-MINUTES-0000000793**

**Page 7 of
13**


**Shri. Johnny Joseph
(Chairman SEIAA)**

10	NA	NA	NA	NA
11	Saraca indica	Sita ashok	28	Medicinal value, Religious plant.
12	Cassia fistula	Bahawa	32	Medicinal value, Drought tolerant species, Very ornamental, Well flowering plant, Honey bee attracting species, Host plant for Butterfly.
13	NA	NA	NA	NA
14	Bauhinia Blackiana	Kanchan Raj	29	Every part of the plant is medicinal, Drought tolerant species.
15	Azardirachta indica	Neem	12	Medicinal value, To control soil erosion. To improve soil erosion
16	Butea monosperma	Palas	12	Medicinal value, Bird attracting species , To control soil erosion.
17	Cordia dichotoma	Bhokar	14	Medicinal value, Edible fruits,
18	Ficus arnottiana	Payar	17	Drought tolerant species, Bird attracting species. To control soil erosion.
19	Ficus glomurata	Umber	17	Medicinal value, Edible fruits, Bird attracting species
20	Ficus retusa	Nandruk	17	Medicinal value, Bird attracting species, Drought tolerant species, Hardy plant.
21	Phyllanthus emblica	Awala	17	Medicinal value
22	Mangifera indica	Mango	17	Edible fruit, Bird attracting species.
23	Michellia champaca	Sonchaffa	17	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
24	Pongamia pinnata	Karanj	17	Medicinal value, Drought tolerant species, To control soil erosion. Hardy plant.
25	Syzygium cumini	Jamun	17	Medicinal value, Edible fruit.
26	NA	NA	NA	NA
27	NA	NA	NA	NA
28	NA	NA	NA	NA

46.Total quantity of plants on ground

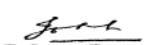
47.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA


Shri. Anil Diggikar (Member Secretary SEIAA)

**SEIAA Meeting No: 146 Meeting Date:
December 5, 2018 (SEIAA-
STATEMENT-0000001715)
SEIAA-MINUTES-0000000793**

**Page 8 of
13**


**Shri. Johnny Joseph
(Chairman SEIAA)**

48. Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	25 KW
	DG set as Power back-up during construction phase	62.5 KVA
	During Operation phase (Connected load):	1691 KW
	During Operation phase (Demand load):	2114 KW
	Transformer:	630 KVA X 3 No., 315 X 1 No.
	DG set as Power back-up during operation phase:	180 KVA x 1 No.
	Fuel used:	22.7 Lit./hr. for 75 % loading
	Details of high tension line passing through the plot if any:	NA

49. Energy saving by non-conventional method:

Using LED in parking area, lift-lobby and stair-case area of building.
 Using Auto timer in Common area lighting & external lighting.
 Using LED in landscape/Club house area.
 All street lights with LED lamps and 50% of the same will be on solar.
 Using Solar PV Panels:- Using solar water heating in 1 Master toilet in each flat.

50. Detail calculations & % of saving:


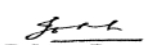
Serial Number	Energy Conservation Measures	Saving %
1	Total Energy saved using solar PV system	20 KW
2	Total Energy saved by using Solar PV lighting	82.56 KWh/day
3	NA	NA
4	NA	NA
5	Total KW saved by solar water heater	1524 KW
6	Total Energy Save	1409 KWh/day

51. Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste water generation	Not applicable	STP
Wet garbage	Not applicable	OWC

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.144.0 Lakh
	O & M cost:	Rs.3.0 Lakh/yr

52. Environmental Management plan Budgetary Allocation

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 146 Meeting Date: December 5, 2018 (SEIAA-STATEMENT-0000001715) SEIAA-MINUTES-0000000793	Page 9 of 13	 Shri. Johnny Joseph (Chairman SEIAA)
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a) Construction phase (with Break-up):

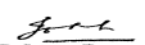
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Erosion control	Dust suppression measures	2.0
2	Site Safety	Nets, barricades	5.0
3	Site sanitation	Public toilets	1.0
4	Disinfection & Health check up	Spreing of pesticides & health check up for Labor camp	1.0
5	Environmental Monitoring	Analysis of Air, Water & Noise	2.0

SEIAA-MINUTES-0000000793


Shri. Anil Diggikar (Member Secretary SEIAA)

**SEIAA Meeting No: 146 Meeting Date:
December 5, 2018 (SEIAA-
STATEMENT-000001715)
SEIAA-MINUTES-0000000793**

**Page 10
of 13**


**Shri. Johnny Joseph
(Chairman SEIAA)**

b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	To treat waste water	45.0	20.0
2	Rain Water Harvesting	To use as domestic water	8.0	1.0
3	Solid waste Management	Treatment on wet garbage	13.0	7.0
4	Storm Water Connection	To increase ground water level	21.0	1.0
5	Tree Plantation	To maintain Greenary	61.0	10.0
6	Energy saving	To save Electrical Energy	144.0	3.0
7	Environmental Monitoring	Analysis of Air, water & Noise	----	1.6
8	NA	NA	NA	NA

52. Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
NA	NA	NA	NA	NA	NA	NA	NA

53. Any Other Information

No Information Available

54. Traffic Management

	Nos. of the junction to the main road & design of confluence:	1
--	--	---

Parking details:	Number and area of basement:	NA
	Number and area of podia:	NA
	Total Parking area:	8725.0 sq.m
	Area per car:	30 sq.m
	Area per car:	30 sq.m
	Number of 2-Wheelers as approved by competent authority:	374
	Number of 4-Wheelers as approved by competent authority:	236
	Public Transport:	NA
	Width of all Internal roads (m):	6 m

SEIAA-MINUTES-0000000793

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website	Yes
	Date of online submission	12-03-2018

Brief information of the project by SEAC

DECISION OF SEAC

Specific Conditions by SEAC:

SEIAA DECISION

PP has complied with the points raised in the 68th meeting of SEAC-3.

SEIAA decided to grant EC for :FSI area: 27536.35 m2. , Non FSI area : 22514.52 m2

And Total BUA: 50050.87 m2.


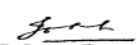
SEIAA decided to grant EC subject to following condition:

1. PP to submit CER plan to District Collector and acknowledgment to be submitted to Member Secretary, SEIAA.

Specific Conditions by SEIAA:

FINAL RECOMMENDATION

Kindly find SEIAA decision above.

 Shri. Anil Diggikar (Member Secretary SEIAA)	SEIAA Meeting No: 146 Meeting Date: December 5, 2018 (SEIAA- STATEMENT-0000001715) SEIAA-MINUTES-0000000793	Page 13 of 13	 Shri. Johnny Joseph (Chairman SEIAA)
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Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
GAGAN GLOBAL DEVELOPERS
308/309 3rd floor City Dhole Patil road, Pune -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/250442/2022 dated 13 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B038MH110752 |
| 2. File No. | SIA/MH/MIS/250442/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Micasaa |
| 7. Name of Company/Organization | GAGAN GLOBAL DEVELOPERS |
| 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: 24/06/2022

(e-signed)
Manisha Patankar Mhaiskar
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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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/250442/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s GAGAN GLOBAL DEVELOPERS,
Gat. No. 878 (P), 879 (P), Wagholi,
Tal.- Haveli, Dist.- Pune.

Subject : - Environmental Clearance for proposed construction project Micasaa at
Gat. No. 878 (P), 879 (P), Wagholi, Tal.- Haveli, Dist.- Pune by M/s
GAGAN GLOBAL DEVELOPERS

Reference : Application no. SIA/MH/MIS/250442/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 68th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 146th & 243rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.Name of Project	Micasaa
2.Type of institution	Private
3.Name of Project Proponent	Mr. Jaspreetsingh Rajpal
4.Name of Consultant	NA
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Balance Environmental Clearance to obtained against full sanction plan vide no. BHA/CR. No. 1055/16-17 Mouza - Wagholi dated 6.10.20 SEAC has already appraised project for 50050.87 sq.m out of which SEIAA has accorded EC for 20416.38 sq.m and 29,634.49 sq.m EC is balance 16
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC has been partly obtained for this project vide No. SEAC-2013/CR-217/TC-II dated 5 September 2014
8.Location of the project	G. No. 878 (P), 879 (P)
9.Taluka	Haveli
10.Village	Wagholi
Correspondence Name:	Mr. Mitesh Shah
Room Number:	15/B

Floor:	2nd Floor		
Building Name:	Wellesley Court		
Road/Street Name:	Wellesley Road		
Locality:	Camp		
City:	Pune		
11. Whether in Corporation / Municipal / other area	PMRDA		
12. IOD/IOA/Concession /Plan Approval Number	Yes		
	IOD/IOA/Concession/Plan Approval Number: Sanction plan approved from PMRDA vide no. BHA/CR. No. 1055/16-17 Mouza - Wagholi dated 6.10.2016		
	Approved Built-up Area: 67924.31		
13. Note on the initiated work (If applicable)	Construction as stipulated in earlier EC is completed.		
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA		
15. Total Plot Area (sq. m.)	30,566 sq.m		
16. Deductions	11,684.11 sq.m		
17. Net Plot area	18,881.89 sq.m		
18 (a). Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 27,536.35 sq.m		
	b) Non FSI area (sq. m.): 22,514.52 sq.m		
	c) Total BUA area (sq. m.): 50050.87		
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 41,671.85 sq.m		
	Approved Non FSI area (sq. m.): 26,252.46 sq.m		
	Date of Approval: 06-10-2016		
19. Total ground coverage (m2)	6128.58 sq.m		
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	22.32 %		
21. Estimated cost of the project	980000000		
22. Number of buildings & its configuration			
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building - 1 , A (A 1 + A2)	LP + UP + 11	37.05

2	Building - 1, B (B1 + B2)	LP + UP + 12	39.90	
3	Building - 1, C (C1 + C2)	LP + UP + 12	39.90	
4	D	LP + UP + 12	39.90	
5	E	LP + UP + 12	39.90	
6	F	LP + UP + 12	39.90	
7	G	LP + UP + 12	39.90	
8	Club House	G + 1	7.15	
23. Number of tenants and shops	tenements - 508			
24. Number of expected residents / users	Residents - 2540			
25. Tenant density per hectare	169 tenements / hectare			
26. Height of the building(s)				
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	36 m			
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m			
29. Existing structure (s) if any	Construction as stipulated in earlier EC is completed.			
30. Details of the demolition with disposal (If applicable)	NA			
31. Production Details				
Serial	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/

Number				M)
1	Not applicable	Not applicable	Not applicable	Not applicable
32.Total Water Requirement				
Dry season:	Source of water	Grampanchayat Wagholi		
	Fresh water (CMD):	229 KLD		
	Recycled water - Flushing (CMD):	114 KLD		
	Recycled water - Gardening (CMD):	22 KLD		
	Swimming pool make up (Cum):	NA		
	Total Water Requirement (CMD):	365 KLD		
	Fire fighting - Underground water tank(CMD):	400 KL		
	Fire fighting - Overhead water tank(CMD):	20 KL/building		
	Excess treated water:	183 KLD		
Wet season:	Source of water	Grampanchayat Wagholi		
	Fresh water (CMD):	229 KLD		
	Recycled water - Flushing (CMD):	114 KLD		
	Recycled water - Gardening (CMD):	NA		
	Swimming pool make up (Cum):	NA		
	Total Water Requirement (CMD):	343 KLD		
	Fire fighting - Underground water tank (CMD):	400 KL		

	Fire fighting - Overhead water tank(CMD):	20 KL/building							
	Excess treated water	205 KLD							
Details of Swimmingpool (If any)	NA								
33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Gardening	NA	22 KLD	22 KLD	NA	22 KLD	22 KLD	NA	NA	NA
Fresh water requirement	NA	229 KLD	229 KLD	NA	22.9 KLD	22.9 KLD	NA	206 KLD	206 KLD
34.Rain Water Harvesting (RWH)	Level of the Ground water table:		15 m below ground						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		9 Nos.						
	Size of recharge pits:		2.0 m X 0.9 m x 2.0 m						
	Budgetary allocation (Capital cost) :		Rs. 8.0 Lakh						
	Budgetary allocation(O & M cost) :		Rs. 1.0 Lakh/yr						
	Details of UGT tanks if any :		Domestic UG tank Capacity - 365 KLD Flushing UG tank Capacity - 400 KLD Fire UG tank Capacity - 400 KL						
35.Storm water drainage	Natural water drainage pattern:		As per contour						
	Quantity of storm water:		21396 KL/yr.						
	Size of SWD:		300 mm						

Sewage and Waste water	Sewage generation in KLD:	319 KLD
	STP technology:	Activated Sludge Process
	Capacity of STP (CMD):	1 No. of STP , Capacity - 320 KLD
	Location & area of the STP:	Please refer Master Layout
	Budgetary allocation (Capital cost):	Rs. 45.0 Lakh
	Budgetary allocation (O & M cost):	Rs. 20 .0 Lakh/yr
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	1 % of waste material
	Disposal of the construction waste debris:	Excavated earth material will be used as filling material for plinth area & top soil will be use for landscaping.
Waste generation in the operation Phase:	Dry waste:	445 Kg/day
	Wet waste:	725 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	30 Kg/Day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Through Authorized vendor - JanAdhar
	Wet waste:	Through mechanized composter
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Use as manure
	Others if any:	NA
Area requirement:	Location(s):	Please refer Master Layout
	Area for the storage of waste	100 sq.m

	& other material:	
	Area for machinery:	40 sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 13.0 Lakh
	O & M cost:	Rs. 7.0 Lakh/yr.

37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	pH	---	7 - 8.5	6.5 - 7.5	Not applicable
2	Total Suspended Solids	mg/l	200 - 300	< 10	Not to Exceed to 50 mg/lit
3	BOD	mg/l	250 - 300	< 10	Not to exceed 10 mg/lit
4	COD	mg/l	300 - 400	< 30	Not to exceed 100 mg/lit
5	Oil & Grease	mg/l	10	< 5	----
6	TDS	mg/l	---	< 1000	----
7	Total Nitrogen	mg/l	40 - 50	< 10	----
8	Amonical Nitrogen	mg/l	---	< 1	----
9	Total Phosphate	mg/l	5 - 7	< 2	----
10	Faecal coliform	MPN/100 ml	10 ⁶ /100	N.D	-----

Amount of effluent generation (CMD):	Not applicable
Capacity of the ETP:	Not applicable
Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

38. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
---------------	-------------	-----	-----	----------	----------	-------	--------------------

1	NA	NA	NA	NA	NA	NA	NA
39.Stacks emission Details							
Serial Number	Section & units	fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	p. of Exhaust Gases	
1	NA	NA	NA	NA	NA	NA	
40.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	Not applicable	22.7 Lit/hr for 75 %load	22.7 Lit/hr for 75 % load			
41. Source of Fuel		Not applicable					
42. Mode of Transportation of fuel to site		Not applicable					
43.Green Belt Development		Total RG area :	3669 sq.m				
		No of trees to be cut:	0				
		Number of trees to be planted :	450				
		List of proposed native trees :	As per Below				
		Timeline for completion of plantation :	1 yr.				
44.Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Ailanthus excelsa	Maharukh	12	Large in size, fruit bearing tree			
2	Anthocephalus kadamba	Kadamb	60	Medicinal value, To control soil erosion, Birds, squirrels, monkey eat fruits.			
3	Albizia lebbeck	Shirish	34	Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).			
4	NA	NA	NA	NA			

5	Bauhinia purpurea	Gulabi kanchan	28	Every part of the plant is medicinal, Drought tolerant species.
6	NA	NA	NA	NA
7	Cochlospermum religiosum	Sonsawar	22	Medicinal value, Native species
8	Dalbergia sisoo	Shisav	31	Medicinal value, Bird attracting species.
9	NA	NA	NA	NA
10	NA	NA	NA	NA
11	Saraca indica	Sita ashok	28	Medicinal value, Religious plant.
12	Cassia fistula	Bahawa	32	Medicinal value, Drought tolerant species, Very ornamental, Well flowering plant, Honey bee attracting species, Host plant for Butterfly.
13	NA	NA	NA	NA
14	Bauhinia Blackiana	Kanchan Raj	29	Every part of the plant is medicinal, Drought tolerant species.
15	Azadirachta indica	Neem	12	Medicinal value, To control soil erosion. To improve soil erosion
16	Butea monosperma	Palas	12	Medicinal value, Bird attracting species, To control soil erosion.
17	Cordia dichotoma	Bhokar	14	Medicinal value, Edible fruits,
18	Ficus arnottiana	Payar	17	Drought tolerant species, Bird attracting species. To control soil erosion.
19	Ficus glomurata	Umber	17	Medicinal value, Edible fruits, Bird attracting species
20	Ficus retusa	Nandruk	17	Medicinal value, Bird attracting species, Drought tolerant species, Hardy plant.
21	Phyllanthus emblica	Awala	17	Medicinal value
22	Mangifera indica	Mango	17	Edible fruit, Bird attracting species.
23	Michellia champaca	Sonchaffa	17	Medicinal value, Fragrant flowers, Butterfly larvae host

				plant, Bird attracting species, Fast growing.
24	Pongamia pinnata	Karanj	17	Medicinal value, Drought tolerant species, To control soil erosion. Hardy plant.
25	Syzygium cumini	Jamun	17	Medicinal value, Edible fruit.
26	NA	NA	NA	NA
27	NA	NA	NA	NA
28	NA	NA	NA	NA
45.Total quantity of plants on ground				
46.Number and list of shrubs and bushes species to be planted in the podium RG:				
Serial Number	Name	C/C Distance	Area m2	
1	NA	NA	NA	
47.Energy				
Power requirement:	Source of power supply :	MSEDCL		
	During Construction Phase: (Demand Load)	25 KW		
	DG set as Power back-up during construction phase	62.5 KVA		
	During Operation phase (Connected load):	1691 KW		
	During Operation phase (Demand load):	2114 KW		
	Transformer:	630 KVA X 3 No., 315 X 1 No.		
	DG set as Power back-up during operation phase:	180 KVA x 1 No.		
	Fuel used:	22.7 Lit./hr. for 75 % loading		
	Details of high tension line passing through the plot if any:	NA		
48.Energy saving by non-conventional				

method:			
Using LED in parking area, lift-lobby and stair-case area of building. Using Auto timer in Common area lighting & external lighting.			
Using LED in landscape/Club house area.			
All street lights with LED lamps and 50% of the same will be on solar.			
Using Solar PV Panels:- Using solar water heating in 1 Master toilet in each flat.			
49.Detail calculations & % of saving:			
Serial Number	Energy Conservation Measures		Saving %
1	Total Energy saved using solar PV system		20 KW
2	Total Energy saved by using Solar PV lighting		82.56 KWh/day
3	NA		NA
4	NA		NA
5	Total KW saved by solar water heater		1524 KW
6	Total Energy Save		1409 KWh/day
50.Details of pollution control Systems			
Source	Existing pollution control system		Proposed to be installed
Waste water generation	Not applicable		STP
Wet garbage	Not applicable		OWC
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.144.0 Lakh	
	O & M cost:	Rs.3.0 Lakh/yr	
51.Environmental Management plan Budgetary Allocation			
a) Construction phase (with Break-up):			
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Erosion control	Dust suppression measures	2.0
2	Site Safety	Nets, barricades	5.0
3	Site sanitation	Public toilets	1.0
4	Disinfection & Health check up	Spreing of pesticides & health check up for Labor	1.0

		camp					
5	Environmental Monitoring	Analysis of Air, Water & Noise		2.0			
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	Sewage Treatment Plant	To treat waste water	45.0	20.0			
2	Rain Water Harvesting	To use as domestic water	8.0	1.0			
3	Solid waste Management	Treatment on wet garbage	13.0	7.0			
4	Storm Water Connection	To increase ground water level	21.0	1.0			
5	Tree Plantation	To maintain Greenary	61.0	10.0			
6	Energy saving	To save Electrical Energy	144.0	3.0			
7	Environmental Monitoring	Analysis of Air, water & Noise	----	1.6			
8	NA	NA	NA	NA			
51.Storage of chemicals (inflammable /explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
NA	NA	NA	NA	NA	NA	NA	NA
52.Any Other Information							
No Information Available							
53.Traffic Management							
	Nos. of the junction to the main road & design of confluence:	1					
	Number and						

Parking details:	area of basement:	NA
	Number and area of podia:	NA
	Total Parking area:	8725.0 sq.m
	Area per car:	30 sq.m
	Area per car:	30 sq.m
	Number of 2-Wheelers as approved by competent authority:	374
	Number of 4-Wheelers as approved by competent authority:	236
	Public Transport:	NA
	Width of all Internal roads (m):	6 m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application	Yes

	online on MOEF Website.	
	Date of online submission	12-03-2018

3. Proposal is an expansion of existing construction project. Proposal has been considered by SEIAA in its 243rd (Day-4) 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-

B. SEIAA Conditions-

1. PP to submit CER plan to District Collector and acknowledgment to be submitted to Member Secretary, SEIAA.
2. SEIAA decided to grant EC for :FSI area: 27536.35 m². , Non FSI area : 22514.52 m²
And Total BUA: 50050.87 m².

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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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

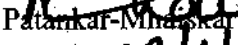
location near the main gate of the company in the public domain.

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-Mhaiskar
(Member Secretary) 30/6/2022

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, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar
Member Secretary

Date: 6/24/2022 6:52:26 AM

COMPLIANCE REPORT
For
“Micasaa” by Gagan Global Developers

EC No.	EC22B038MH110752
Project Name	“MICASSA” by Gagan Global Developers
Location	Gat No. 878, 879 village Wagholi, Pune, Maharashtra
Developer	M/s. Gagan Global Developers, Office No. 308/A/B, 3 rd floor, Citi Point Building, Dhole Patil Road, Pune – 411 001

Part – B SEIAA Conditions

Sr. No.	Particulars	Status
i	PP to Submit CER Plan to District Collector and Acknowledgement to be submitted to Member Secretary, SEIAA.	We have done agreement with M/s Sahyog Trust. Please Refer Annexure XI for CER Agreement Copy.
ii.	SEIAA decided to grant EC FOR FSI Area : 27536.35 m² , NON – FSI Area : 22514.52 m² And Total BUA : 50050.87 m²	Noted.

GENERAL CONDITIONS :

I. Construction Phase : -

I	The solid waste generated should be properly collected and segregated. dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The Project is complete and No construction Activity is done on Site. As per the Current EC. No Construction Work is initiated in present Condition.
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.	Noted.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms	Noted.

	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.	The Project is complete and No construction Activity is done on Site. As per the Current EC. No Construction Work is initiated in present Condition.
V	Arrangement shall be made that waste water and storm water do not get mixed.	The Project is complete and No construction Activity is done on Site. As per the Current EC.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	The Project is complete and No construction Activity is done on Site. As per the Current EC.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
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.	The Project is complete and No construction Activity is done on Site.
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.	The Project is complete and No construction Activity is done on Site.
X	The Energy Conservation Building code shall be strictly adhered to.	The Project is complete and No construction Activity is done on Site.
XI	The Project is complete and No construction Activity is done on Site.	The Project is complete and No construction Activity is done on Site.
XII	Additional soil for leveling of the proposed site shall be	The Project is complete and No construction Activity is done on Site.

	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.	Noted.
XIV	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
XV	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The Project is complete and No construction Activity is done on Site.
XVI	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
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.	The Project is complete and No construction Activity is done on Site.
XVIII	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and	Noted

	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.	The Project is complete and No construction Activity is done on Site.
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.	The Project is complete and No construction Activity is done on Site.
II. Operation Phase : -		
I	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p>	<p>Noted.</p> <p>Dry Waste : 445 Kg/day</p> <p>Wet Waste : 725 Kg/Day</p> <p>Dry Waste generated provided to Swachh Trust .</p> <p>Please Refer Annexure – XII for Swachh Agreement.</p> <p>Wet Waste generated Waste is treated in OWC. Please Refer Annexure – XIII for OWC Generated</p>

	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.	E – Waste Generate is given to Swach Trust. Please Refer Annexure – XII for Swach Agreement.
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.	STP of 320 KLD is installed on site.
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	Noted.

	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.	Approval of the same is taken. Please Refer Annexure 10 for Occupancy Certificate.
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.	Required measures have been taken to avoid traffic congestion. Proper Parking Space is allotted to every Car.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted
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.	The Total RG Area – 3669 Sq. M Total No. of Trees – 450 No.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted.
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.	Noted. Please refer Annexure III for EMP Cost.

<p>XI</p>	<p>The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in</p>	<p>Noted.</p>
<p>XII</p>	<p>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.</p>	<p>We regularly submit the Half Yearly Compliance on 1st June and 1st December Every Year.</p>
<p>XIII</p>	<p>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.</p>	<p>Noted.</p>
<p>XIV</p>	<p>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</p>	<p>Noted.</p>

	namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
III. General EC Conditions:-		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We will Strictly follow the Conditions given 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.	Noted Consent to Establish has been obtained. Refer Annexure No. VII
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.	Noted and Complied
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.	We regularly submit the Half Yearly Compliance on 1 st June and 1 st December Every Year. We carry out Environment Monitoring at the site, report of the same is attached herewith. Refer Annexure No. VI
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	We will regularly submit the environment statement after getting Consent to Operate from MPCB.

	<p>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.</p>	
VI	<p>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.</p>	Noted.
VII	<p>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.</p>	Noted
4	<p>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</p>	Noted

	<p>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.</p>	
5	<p>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.</p>	Noted
6	<p>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.</p>	Noted
7	<p>Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.</p>	Noted
8	<p>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</p>	Noted

	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.	Noted

MONITORING REPORTS

*A COPY OF CONSENT TO ESTABLISH
FROM
MAHARASHTRA POLLUTION CONTROL BOARD*

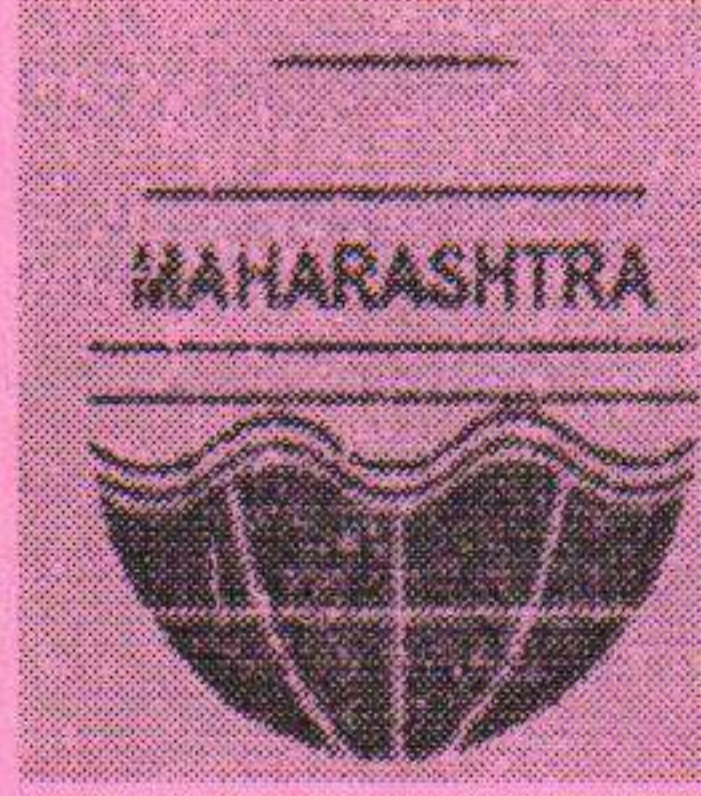
MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.net

Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN- 18558-13

Infrastructure Project/Orange/LSI

Consent No. MPCB/RO(HQ)/Pune/CE/CC/ 254

Date: 8th January 2014

Consent to Establish Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008

.....
CONSENT is hereby granted to,

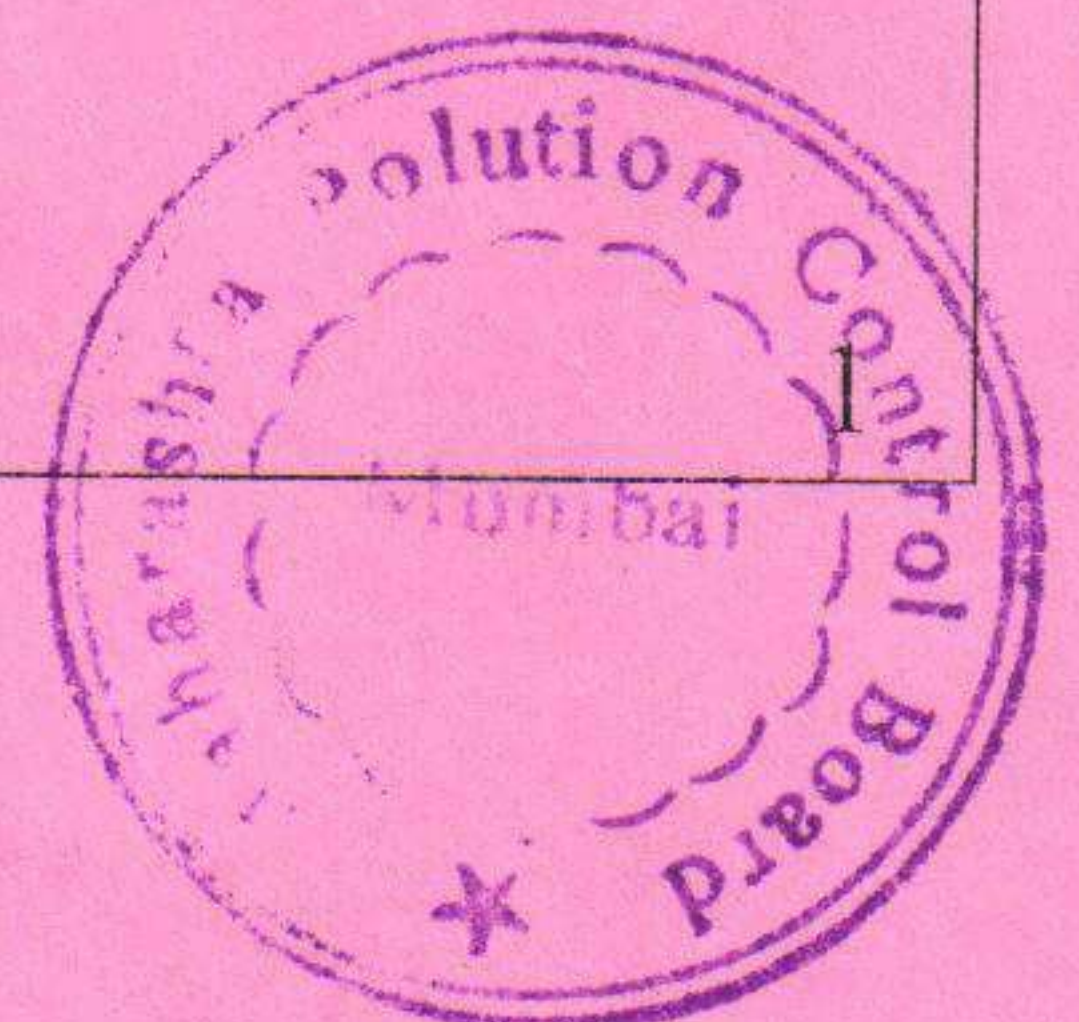
M/s. Gagan Global Developers, "Micasaa"

Gat No. 878(P), 879(P), Opp.Ayurvedic Collage,

Kesnand Road, Wagholi, Tal, Haveli, Pune. 412207

Located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is granted for a period up to:- **Commissioning of the unit or five years period, whichever is earlier.**
2. The Consent is valid for development of land/Plot as new construction Activity for construction of Residential project developed by, M/s. Gagan Global Developers, named as "Micasaa" at, Gat No. 878(P), 879(P), Opp.Ayurvedic Collage, Kesnand Road, Wagholi, Tal, Haveli, Pune, on total plot area of 35,831.0sq.mt and total Built up area 52566.72 sq.mt including utilities for development of Residential project & Services as per Construction commencement Certificate issued by local body.
3. **CONDITIONS UNDER WATER ACT:**
 - i. The daily quantity of sewage effluent from the project shall not exceed:- **375.00 M³/Day.**
 - ii. **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.

- iii. **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

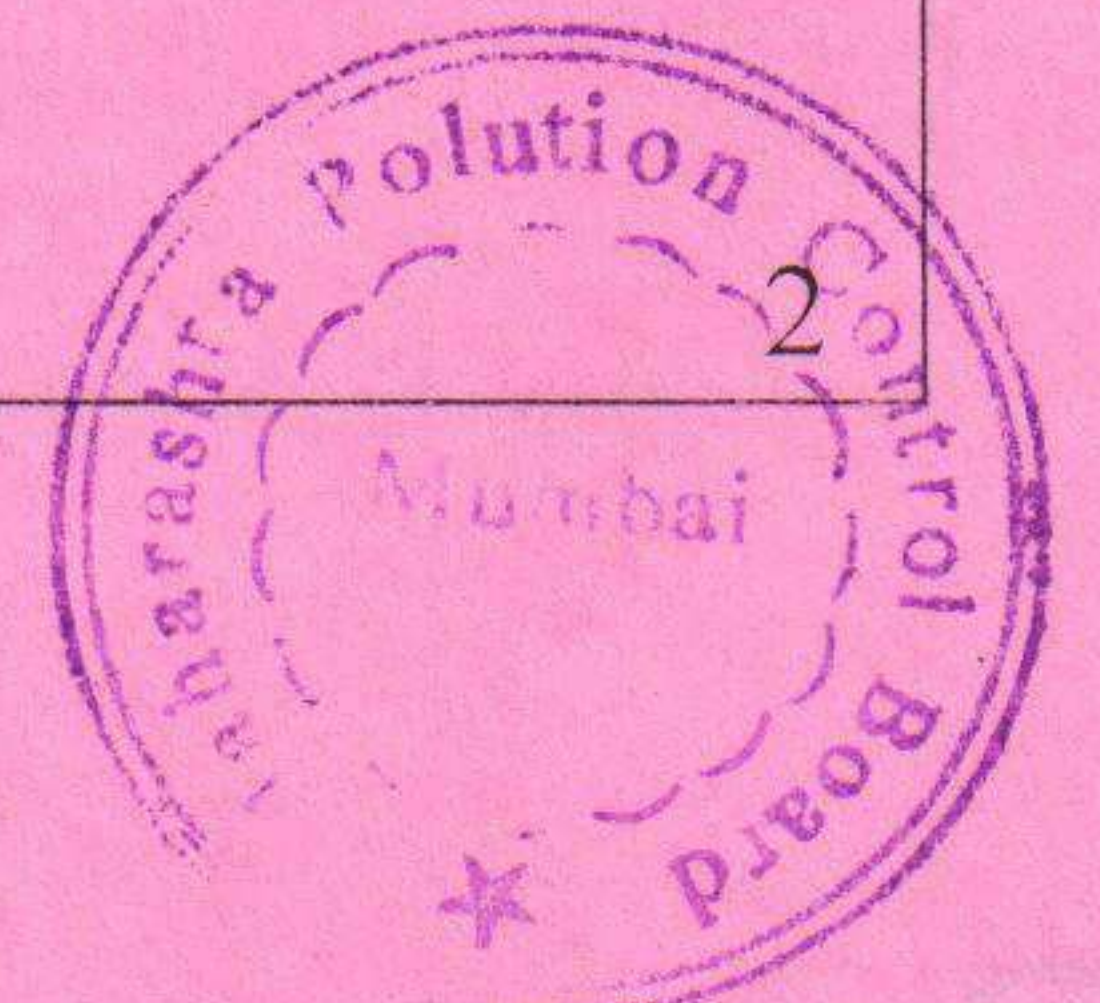
Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.

- iv. **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Bio degradable waste	848.00	Kg/Day	OWC Proposed	Used as manure
2	Non Bio-degradable waste	512.00	Kg/Day	Authorized recyclers	Sale
3	STP Sludge	200	Kg/Day	---	Used as manure

- v. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide 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.



10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
12. Vehicles hired for construction activities should be operated only during non peak hours.
13. Ready mixed concrete used in building construction should apply separately for consent from the Board.
14. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
15. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	...	402.0 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable	...	0.00 CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic	...	0.00 CMD
vi. Industrial Cooling, spraying	...	0.00CMD

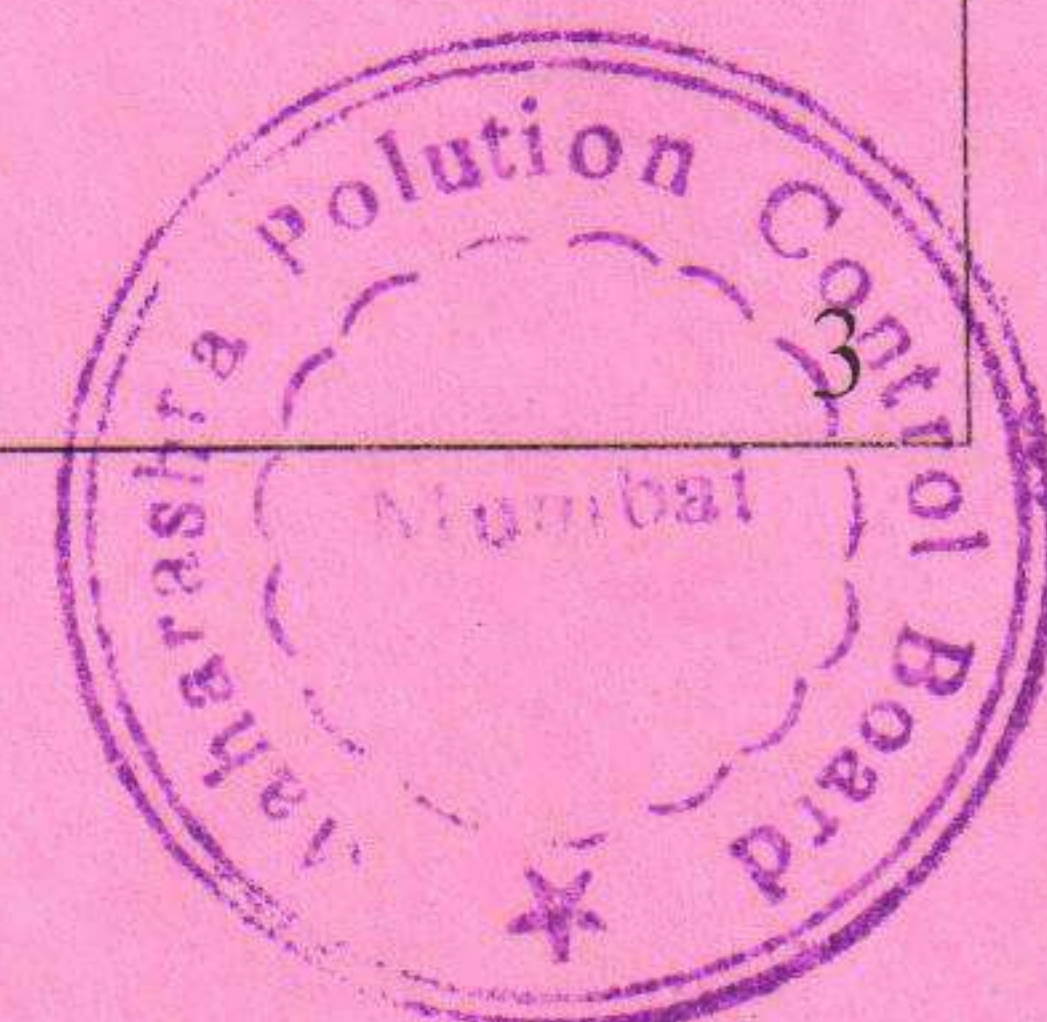
The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

(i) The Applicant may install 2 no. of diesel generating sets (DG Sets), of capacities 62.5 KVA, 250 KVA, shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

(i) SPM/TPM	Not to exceed	150 mg/Nm ³
(ii) SO ₂ (DG Set)	Not to exceed	46.0 Kg/day



(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.

1.	SPM Not to Exceed (Annual Average)	140	µg/ m ³
	Not to Exceed (24 hours)	200	µg/ m ³
2.	SO ₂ Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	80	µg/ m ³
3.	NO _x Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	80	µg/ m ³
4.	RSPM Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	100	µg/ m ³

(iii) The applicant shall observe the following fuel pattern:-

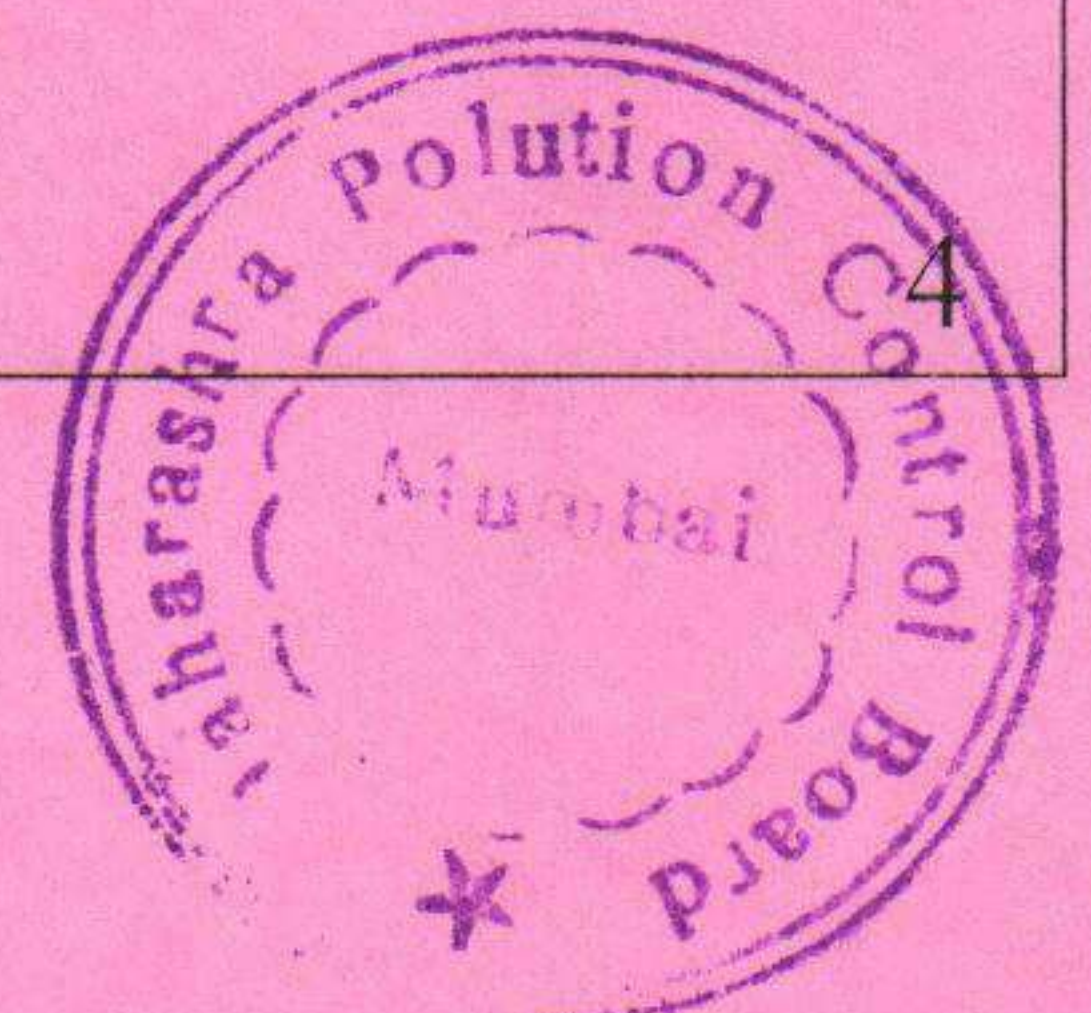
Sr. No.	Type Of Fuel	Quantity	UOM
1	Diesel	49.60	Ltr / Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs.
1	DG set 62.5 KVA	2.50
2	DG set 250 KVA	3.50

(v) Conditions for D.G. Set

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
3. 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 75 dB(A) during day time and 70 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.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
7. D.G. Set shall be operated only in case of power failure.



8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Condition

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

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

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

(ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(x) No construction work is permitted during nighttime.

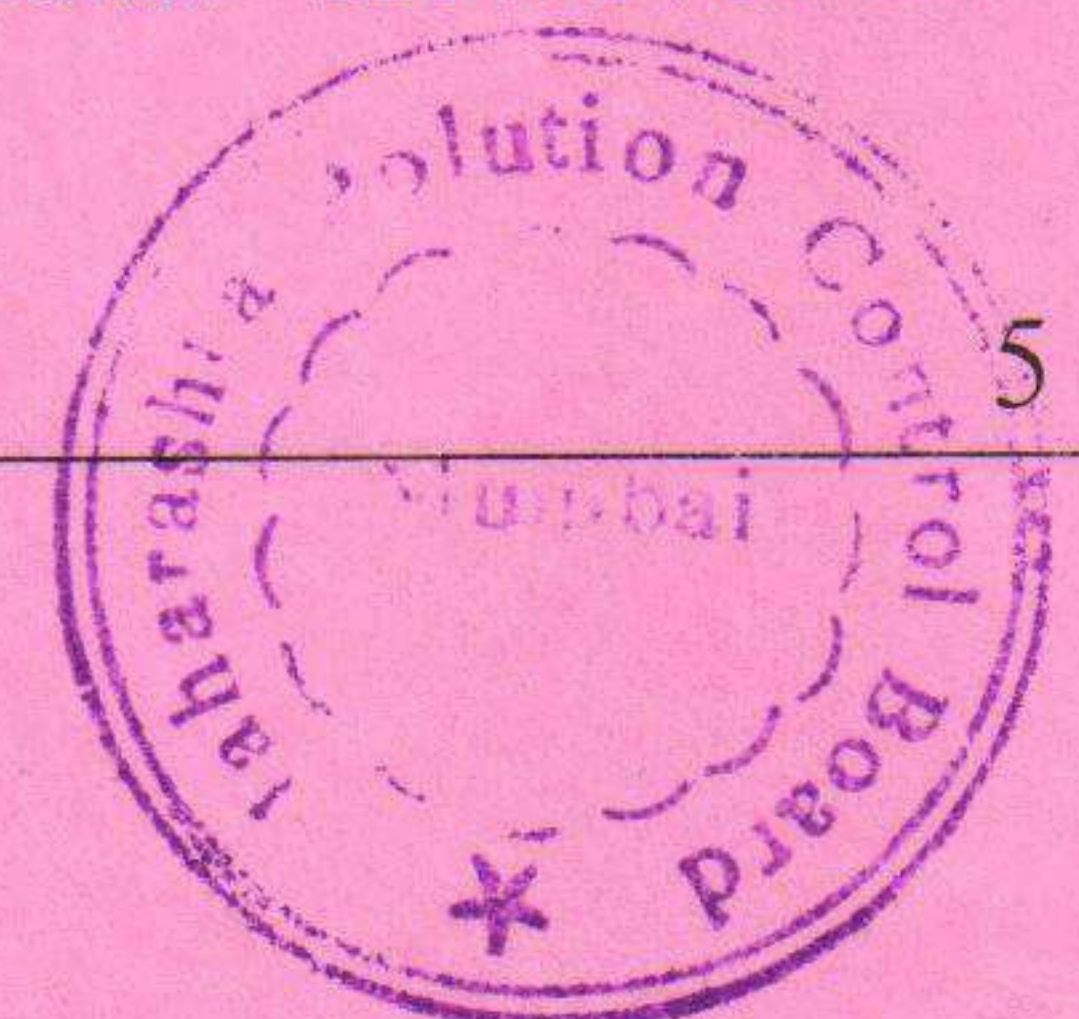
6. Conditions under Hazardous waste (Management, handling & Transboundry movement) Rule, 2008

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
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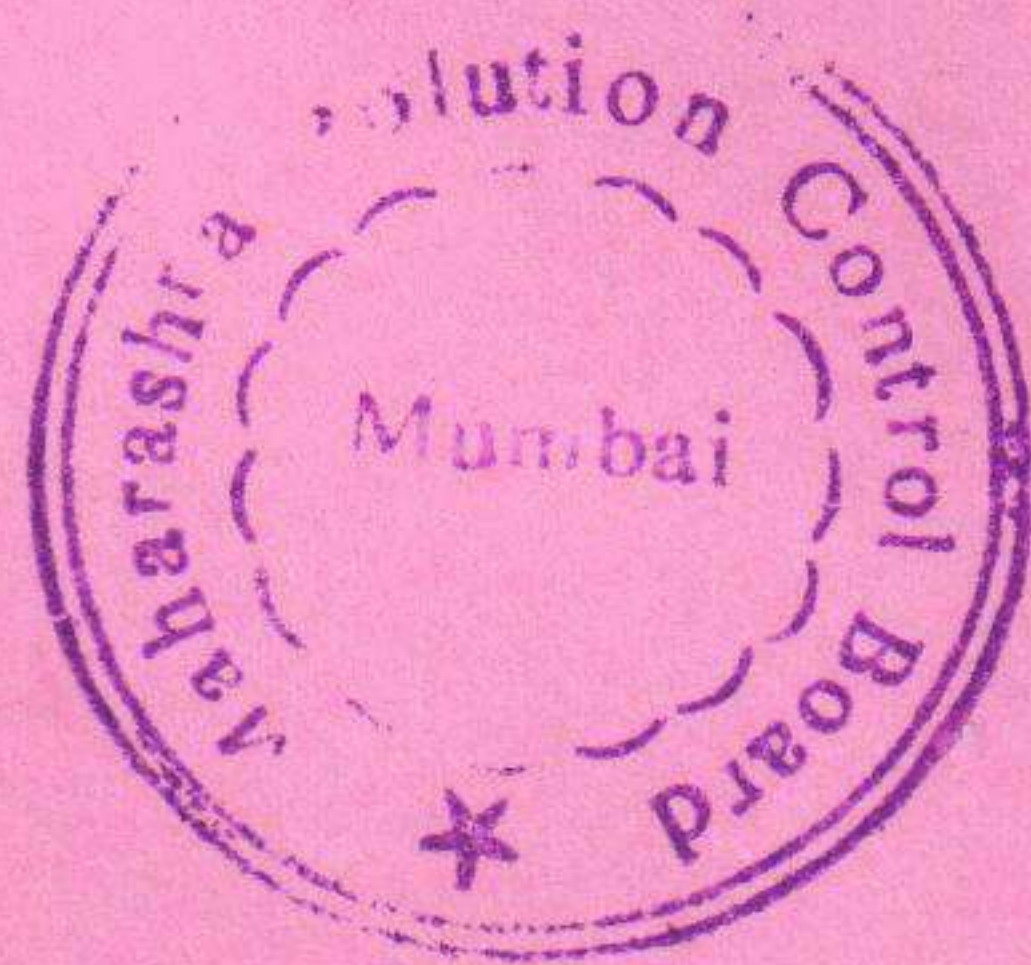
-- Nil --

7. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
8. This consent shall not be construed as exemption from obtaining necessary NOC from any other Government agencies as may deem feat necessary.
9. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
10. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto.
11. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as



clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated- 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

12. PP shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the EC and BG of Rs. 10 Lakh for ensuring the compliances.
13. The applicant shall submit Board Resolution towards commencement of construction work without obtaining consent to Establish from the Board and EC and applicant shall submit a Bank Guarantee of Rs. 2.0 Lakh towards submission of Board resolution by 31/01/2014
14. This is issued pursuant to the decision of Consent Committee of the Board in its meeting held on 27th November 2013.
15. The applicant shall submit a Bank Guarantee of Rs. 5.0 Lakh at Regional Officer, Pune within 15 days for compliance of Consent condition Bank Guarantee shall be valid for period upto five years.
16. The proposed Capital investment of the project is Rs. 92.24 Crore



(Rajeev Kumar Mital) IAS
Member Secretary

To,

M/s. Gagan Global Developers, "Micasaa"
Gat No. 878(P), 879(P), Opp. Ayurvedic Collage,
Kesnand Road, Wagholi, Tal, Haveli, Pune.

Copy to:

1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions.
2. Sub Regional officer Pune-II, MPCB, Pune.
3. Chief Accounts Officer, Mumbai, MPCB,
4. Cess Branch, MPCB, Mumbai.
5. Master file

Received Consent fee of

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	125000/-	670153	11/02/2013	Punjab National Bank

*PUBLIC DISCLOSURE
THROUGH AN ADVERTISEMENT
IN NEWS PAPERS*

जाहीर सूचना

जनांम जनतेस सूचित करपांत येते की प्रभत ग्लोबल डेव्हलपर्स पुणे यांच्या गाव
रोजी वाडोली, तालुका हवेली, जिल्हा पुणे येथील प्लॉट नं. ८७८ (भाग) व ८७९ (भाग)
येथे बांधण्यात येणाऱ्या "मिकास" या गृहप्रकल्पास राज्य शासनाच्या पर्यावरण आघात
मुल्यांकन प्राधिकरण महाराष्ट्र यांच्या कडील दिनांक ५ सप्टेंबर २०१४ रोजीचे परवान
SEAO/2013/OR-217/TO-II अन्वये पर्यावरण विषयक परवानगी मिळालेली आहे ही
परवानगी आघात मुल्यांकन अधिसूचना २००६ नुसार देण्यात आलेली आहे.

सदर परवानगीची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण
विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर <http://eoi.maharashtra.gov.in>
येथे उपलब्ध आहे.

Public disclosure vide advertisement published in Daily Prabhat (Marathi News Paper)

Dated 18/09/2014

PUBLIC NOTICE

This is to inform the public in general that Degan Global Developers have
been accorded with the Environmental Clearance by State Environment
Impact Assessment Authority, Maharashtra (Government of Maharashtra)
for construction of project named "Mikasas" situated at Bar No. 878(F) &
879(F), Village Wagholi, Taluka Haveli, District Pune vide letter dated
05/09/2014 bearing No. SEAO/2013/OR-217/TO-II. The clearance is in
accordance with the provisions of EIA Notification 2006.

The copy of this letter is available with Maharashtra Pollution Control
Board and may also be seen at Department of Environment, Government of
Maharashtra website <http://eoi.maharashtra.gov.in>

Public disclosure vide advertisement published in Sakal Times (English News Paper) dated
18/09/2014

OCCUPANCY CERTIFICATE



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

PUNEMETROPOLIS

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: comm@pmrda.gov.in

भागशः भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार)

जा.क्र. : DP /बीएच /HAV/ मौ. वाघोली /गट नं.८७८ पै.,प्र.क्र. १०५५/१६-१७

दि. २४/०४/२०२२

प्रति,

मे. गगन ग्लोबल डेव्हलपर्स तर्फे भागीदार

श्री. जसप्रीतसिंग आर. राजपाल

पत्ता- १०१ कोरेगांव पार्क पुणे-४११००१

मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील गट नं.८७८ पै.,८७९ पै., क्षेत्र- ३५८३२.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी कार्यालय, पुणे (महसूल शाखा) यांचेकडील आदेश क्र.- PMRDA/NA/SR/२३२/२०१६, दि.१३/०१/२०१७ अन्वये अकृषिक वापराम व नकाशाना पुणे महानगर प्रदेश विकास प्राधिकरण पुणे, यांचेकडील प्र. क्र. १०५५/१६-१७, दि.१०/१०/२०१६ अन्वये आपणाम बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. परवेज जमादार लायसन्स नं. ३५६ परवानाधारक वास्तुविशारद/ म्द्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली विंग "सी१+सी२" व विंग "जी" इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि.- ०५/०३/२०१९ रोजी अर्ज केल्यावरून आपणाम खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटींस अधिन राहून भोगवटा करणेस मंमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरी प्रमाणे मजले	प्रत्यक्ष जागेवर मजले	मजला	मंजूरी प्रमाणे सदनिका संख्या	प्रत्यक्ष जागेवर सदनिका संख्या
१.	विंग सी१	लोअर पार्किंग + अप्पर पार्किंग + १२ मजले	लोअर पार्किंग + अप्पर पार्किंग + १२ मजले	लोअर तळ मजला	पार्किंग	पार्किंग
				अप्पर तळ मजला	पार्किंग	पार्किंग
				पहिला मजला	१०१ ते १०४	४
				दुसरा मजला	२०१ ते २०४	४
				तिसरा मजला	३०१ ते ३०४	४
				चौथा मजला	४०१ ते ४०४	४
				पाचवा मजला	५०१ ते ५०४	४

मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील गट नं.८७८ पै.,८७९ पै., क्षेत्र- ३५८३२.०० चौ.मी. या जागेवरील विंग "सी१+सी२" व विंग "जी२" या इमारतींचे भोगवटा प्रमाणपत्र.

				सहावा मजला	६०१ ते ६०४	४
				सातवा मजला	७०१ ते ७०४	४
				आठवा मजला	८०१ ते ८०४	४
				नववा मजला	९०१ ते ९०४	४
				दहावा मजला	१००१ ते १००४	४
				अकरावा मजला	११०१ ते ११०४	४
				बारावा मजला	१२०१ ते १२०४	४
				एकूण सदनिका	४८	४८
ii.	विंग सी२	लोअर पार्किंग + अप्पर पार्किंग + १२ मजले	लोअर पार्किंग + अप्पर पार्किंग + १२ मजले	लोअर तळ मजला	पार्किंग	पार्किंग
				अप्पर तळ मजला	पार्किंग	पार्किंग
				पहिला मजला	१०१ ते १०४	४
				दुसरा मजला	२०१ ते २०४	४
				तिसरा मजला	३०१ ते ३०४	४
				चौथा मजला	४०१ ते ४०४	४
				पाचवा मजला	५०१ ते ५०४	४
				सहावा मजला	६०१ ते ६०४	४
				सातवा मजला	७०१ ते ७०४	४
				आठवा मजला	८०१, ८०२, रेफ्युज एरिया ८०४	३
				नववा मजला	९०१ ते ९०४	४
				दहावा मजला	१००१ ते १००४	४
				अकरावा मजला	११०१ ते ११०४	४
				बारावा मजला	१२०१ ते १२०४	४
				एकूण सदनिका	४७	४७
iii.	विंग जी	लोअर पार्किंग + अप्पर पार्किंग + १२ मजले	लोअर पार्किंग + अप्पर पार्किंग + १२ मजले	लोअर तळ मजला	पार्किंग	पार्किंग
				अप्पर तळ मजला	पार्किंग	पार्किंग
				पहिला मजला	१०१ ते १०५ व १०७ ते १०८	७
				दुसरा मजला	२०१ ते २०८	८
				तिसरा मजला	३०१ ते ३०८	८
				चौथा मजला	४०१ ते ४०८	८
				पाचवा मजला	५०१ ते ५०८	८
				सहावा मजला	६०१ ते ६०८	८



मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील गट नं.८७८ पै.,८७९ पै., क्षेत्र- ३५८३२.०० चौ.मी. या जागेवरील विंग "सी१+सी२" व विंग "जी२" या इमारतींचे भोगवटा प्रमाणपत्र.

	सातवा मजला	७०१ ते ७०८	८
	आठवा मजला	८०१ ते ८०५ रेफ्युज एरिया ८०७ ते ८०८	७
	नववा मजला	९०१ ते ९०८	८
	दहावा मजला	१००१ ते १००८	८
	अकरावा मजला	११०१ ते ११०८	८
	बारावा मजला	१२०१ ते १२०८	८
एकूण सदनिका		९४	९४

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

महानगर आयुक्त

तथा,

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता.



प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

१) कर आकारणी व करमिळकत प्रमुख पुणे महानगर प्राधिकरणाकडून माहितीसाठी व घरपट्टी आकारणीसाठी.

प्लॉट नं. बाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील गट नं. ८३८ पै. ८३९ पै. अच. १०४/१९-१३ चौ.मी. या जागेवरील विंग "सी" व विंग "डी" या इमारतीचे भोगवटा प्रमाणपत्र

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. २२/०४/२०२२ रोजीचे पत्र क्र. १०५५/१९-१३ मोबलचे परिशिष्ट 'ब'

- १) अर्जदार /मदनिका धारक/गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज गरिया सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करून घेणार नाही अथवा विकून घेणार नाही मदतचे अर्थ सर्व बांधकामाची वृत्त ठरवणे अर्जदारांचे बंधनकारक राहिल
- २) अर्जदार / मदनिका धारक यांना मदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करून घेणार नाही
- ३) रेखाकमातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी मदनिका वितरित करण्यापूर्वी तामचे मखबरात व समाधानकारकरीत्या विकसित करणे आवश्यक आहे
- ४) उक्त इमारतीच्या अनुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र क्र. FFH/१९/२०१९, दि. २८/०८/२०१९ अन्वये दिलेल्या अधीनमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचे बंधनकारक राहिल
- ५) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ३१ नुसार मध्य प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुशिक्षितलेख्या सर्व निरुपयोगी पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांनी असून प्रस्ताव प्रकल्पी अर्जदार / जमीन मालक/ विकासक से. मसन म्बोबल डेव्हलपमें तर्फे भागीदार थी. जमनीलमिम आर राजपाल यांनी दि. २७/०२/२०१९ रोजी रुपये. ५००/- स्टॅम्प पेपरवर तसे मोटरगाईड हमीपत्र क्र. १८३/२०१९ मार केलेले आहे त्याम अधिन राहून भागज भोगवटा प्रमाणपत्र देण्यात येत आहे
- ६) बांधकाम मजुरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचे बंधनकारक राहिल
- ७) विषयाकित जागेतील उर्वरित इमारतीचे बांधकाम मजूर नकाशानुसार पूर्ण करून त्याम भोगवटा प्रमाणपत्र पत्र अर्जदार /मालक/ विकासक यांचे बंधनकारक आहे.
- ८) विषयाकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र ३.३५.०४ चौ. मी आहे तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे ७४०१२.५२ चौ.मी आहे त्यामुळे या प्रकल्पाम पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे अच.पत्र २२/०४/२०२२ नुसार अर्जदार यांनी यापूर्वी पर्यावरण विभागाकडील दिनांक ०५/१२/२०२१ रोजीचे पत्र क्र SEIAA-MINUTES-००००००००५९३/CR २१७/TC-३ अन्वये प्रमाणपत्र प्राप्त केले असून त्यामधील तसेच पर्यावरण विभागाकडील परिपत्रक क्र SEIAA-२०१९/०४/२०१९ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविभाग/ अभियंता/ मजुरकार अभियंता/सुपरवायझर यांचे बंधनकारक राहिल



मौजे- वाघोली, तालुका- हवेली, जिल्हा- पुणे, येथील गट नं.८७८ पै.,८७९ पै., क्षेत्र- ३५८३२.०० चौ.मी. या जागेवरील विंग "सी१+सी२" व विंग "जी२" या इमारतींचे भोगवटा प्रमाणपत्र.

९) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिसूचना क्र. G.S.R ७५१ (E) दि. ३०/०५/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या CCZM (२०२०) नुसार प्रस्तावाखालील जागा P९ झोन समाविष्ट मध्ये आहे. सदर नकाशानुसार अनुज्ञेय उंचीचा विचार करता महत्तम अनुज्ञेय होणारी उंची ५८६.० मी. इतकी आहे. तसेच कार्यालयाने उपलब्ध असलेला ELU नकाशानुसार AMSL ५८२.०० मी. आहे. इमारतीची TOP LEVEL उंची ४०.९९ मी + ५८२.०० मी. = ६२२.९९ मी. इतकी येत आहे. त्यामुळे AVIATION विभागाकडील ना-हरकत प्रमाणपत्र घेणे आवश्यक आहे. तथापि, त्यानुषंगाने अर्जदार यांनी एअरपोर्ट अधिकारी यांच्याकडील जा. क्र. SWAC/२५६४/६/२९९३/ATS(BM) दि. ०५/१०/२०२१ रोजीचे ना-हरकत प्रमाणपत्र प्राप्त केले आहे. सदर ना-हरकत प्रमाणपत्र इमारत उंची ५४.१९ मी. AGL or ६३७.७९ मी. AMSL (including all projection) याप्रमाणे देणेत आले आहे. तसेच ना-हरकत प्रमाणपत्रा मधील नमूद केलेल्या अटी व शर्ती यांचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल.

१०) अंतिम भोगवटा प्रमाणपत्र घेणेपूर्वी महाराष्ट्र प्रदुषण महामंडळाचे Consent to Operate सादर करणे आवश्यक आहे. त्यानुषंगाने अर्जदाराने प्रत्यक्ष जागेवर वापर सुरु करणेपूर्वी Consent to Operate प्रमाणपत्र प्राप्त करणेबाबत दि. २५/१०/२०२१ रोजीचे हमीपत्र सादर केलेले असून त्याम अनुसरून सदरचे भोगवटा प्रमाणपत्र देण्यात येत आहे.

११) विषयांकीत जागा प्राधिकरण क्षेत्राकरिता प्रसिद्ध प्रारूप विकास योजनेनुसार रहिवास विभागात समाविष्ट असून प्रारूप विकास योजनेच्या ४५.०० मी. SH६८ व १५.०० मी. रस्त्याने रेखांकन बाधित होत असल्याने सुधारित रेखांकन करून घेणे अर्जदार /मालक/ विकासक यांचेवर बंधनकारक राहिल.

१२) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.

१३) प्रस्तुत जमिनीवर भविष्यात रूपांतरण शुल्क, द्याननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्ध्वल्ल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता.



NOC'S



ग्रामपंचायत वाघोली

ता. हवेली, जि. पुणे. पिन - ४१२२०७

श्री. संजय अमृतराव सातव पाटील
उपसरपंच

सौ. स्वातीताई कमलाकर सातव पाटील
सरपंच




दिनांक : १२/११/२०१३.

दाखला

ग्रामपंचायत वाघोली, ता.हवेली, जि.पुणे यांजकडून कारणे दाखला देण्यात येतो की,

मिकास गृहप्रकल्प प्रो.प्रा. मे.गगन ग्लोबल डेव्हलपर्स तर्फे श्री.जसप्रितसिंग राजपाल यांचे मौजे वाघोली ग्रामपंचायत हद्दीमधील जमीन गट नं.८७८ व ८७९ वरील शासन मान्यतेनुसार व नगरविकास खात्याच्या मंजूरीनुसार प्रस्तावित गृहप्रकल्पाला गृहप्रकल्प पूर्ण झाल्यानंतर ड्रेनेज (गटर लाईन) जोडण्याकरिता रितसर प्रस्ताव सादर केल्यानंतर ग्रामपंचायतीच्या नियमानुसार मान्यता देण्यात येईल. हि ड्रेनेज (गटरलाईन) ग्रामपंचायत मासिक सभा दि.१३/१२/२०११ चे ठराव क्र.७२४ नुसार मान्यता मिळालेल्या जे.जे.नगर (वाघोली-केसनंद रस्ता) अंतर्गत गटरलाईनला जोडण्यास हरकत नाही.


उपसरपंच
ग्रामपंचायत वाघोली,
ता.हवेली, जि.पुणे



ग्रामपंचायत वाघोली

ता. हवेली, जि. पुणे. पिन - ४१२२०७

श्री. संजय अमृतराव सातव पाटील

उपसरपंच

सौ. स्वातीताई कमलाकर सातव पाटील

सरपंच

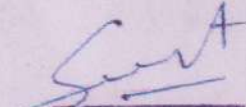


दिनांक : ०२/१२/२०१३.

दाखला

ग्रामपंचायत वाघोली, ता.हवेली, जि.पुणे यांजकडून कारणे दाखला देण्यात येतो की,

मिकास गृहप्रकल्प प्रो.प्रा. मे.गगन ग्लोबल डेव्हलपर्स तर्फे श्री.जसप्रितसिंग राजपाल यांचे ग्रामपंचायत वाघोली हद्दीमधील जमीन गट नं.८७८ व ८७९ वरील प्रस्तावित गृहप्रकल्पास शासन मान्यतेनुसार व नगरविकास खात्याच्या मंजूरीनुसार नळजोड करीता रितसर प्रस्ताव सादर केल्यानंतर ग्रामपंचायतीच्या त्या वेळेचे धोरणानुसार व नियमानुसार नळजोड मान्य करण्यात येतील. हा पाणीपुरवठा महाराष्ट्र जीवन प्राधिकरण विकास विभाग पुणे १ यांचे तर्फे वाघोली नळ पाणीपुरवठा योजना (भिमा नदी उद्भव) या कार्यान्वित योजनेतुन प्रस्तावित करण्यात येईल. त्यानुसार प्रति दिन ३,००,००० लिटर पाणीपुरवठा करण्यात येईल.


उपसरपंच
ग्रामपंचायत वाघोली,
ता.हवेली, जि.पुणे



महाराष्ट्र MAHARASHTRA

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AM 264816

अनु. क्र. ५६६ २१/१९ म.शु.संक्रम ५००

दस्ताचा प्रकार : मसाला

दस्त नोंदणी कारणात आहेत का? : होय/नाही

भिल्लकतीचे वर्णन : दाखोरे

मुद्रांक विकत घेणाऱ्याचे नाव : गणेश गोकुल देवनाथ

पत्ता : दाखोरे

दुसऱ्या पक्षालाचे नाव : महेशी, दळ - दाखोरे

हस्ते व्यक्तीचे नाव व पत्ता : कुली १११८



मुद्रांक विकत घेणाऱ्याची सही

श्री. चण्डीदास मुकुण्डी शिंदे
स.नं.४७/८, चडगांव शेरी पुणे-१४
परवाना क्रं. २२०१०८८



Intent Agreement

This Intent Agreement is made on this 5th day of January, 2019 at Pune between:

M/S Gagan Global Developers, having its Correspondence address: Off. No: 308/A/B, 3RD Floor, Citi Point Building, Dhole Patil Road, Pune 411001. Site Name '**MICASAA**' Site Address: Gat No: 878P / 879P, Opp. Ayurvedic Collage, Kesnand Road, Wagholi, Pune 412207 is into building constructions and

x Meldone

M90e9

infrastructure development. This Intent agreement is regarding a new project having Project Cost as Rs. 9800 Lakh which can be variable. Through its Authorized Signatory - **Mr. Mohit Goel (Hereinafter referred to as the First Party)**



AND

M/s Sahyog Trust (registration No. 1625/1987) which a non-governmental organization working in the field of education, legal awareness and on inculcating scientific temperament on environment. (**Hereinafter referred to as the Second Party**) through its Secretary and authorized signatory

Whereas the First Party is a renowned company doing the business of **RESIDENTIAL & COMMERCIAL BUILDING CONSTRUCTION** is entering into the Initial Intent Agreement of assigning the work of guide on CER to the Second Party.

Whereas the Second Party 'Sahyog' is a reputed social organization, it is a registered trust under 'the Bombay Public Trust Act and the Societies Registration Act'. Sahyog is engaged in all-round development of all sections of the global humanity that works towards: A participatory, rights based and people-centered policy of education, a classless and casteless society through togetherness and neighborhood concept, through the dynamics of non-violence, advancement of human rights, equitable social change and distributive justice.

The parties have discussed the matter of Corporate Environment Responsibilities (CER) and both the parties agreed to work in collaboration on environmental education, ecology and climate change awareness etc issues in furtherance of achieving the aim of CER of the First Party.

The First Party has agreed that the Second Party shall suggest various programs to be taken up in discharging the Corporate Environment Responsibility and on how the employees will actively participate in work related to environment preservation and protection. This formula of work will be useful for the First Party as it shall be able to concentrate and focus on business aspects of the company.

x Mddunee

Mohit Goel



The Second Party shall advise the First Party to plan and develop various programs and initiatives on CER and have agreed to enter into an agreement for mutual benefits on following terms:



1. That the Second party shall advise, guide, suggest and plan CER development programs at its level for the First Party where specified and assigned CER funds will be utilized.

2. That the Second Party shall be paid by the First Party for consultation on CER to be given to the First Party by the Second Party. On the basis of this primary agreement of intent to collaborate further agreement will be entered into as per decided terms and conditions by both the Parties.

3. That the Second Party shall decide what environmental initiatives shall be conducted by the First Party and the First Party will organize such various programs on Environment. Second Party shall take effective steps for development of CER policies and activities of the First party and give suggestions on garnering all possible support from various stake holders working on environment preservation and protection.

4. The Second Party will propose, guide, suggest, assist and lend a hand to the First Party to do all the activities relating to implementing the successful environmental and ecological education agenda which will fulfill the concept of CER.

5. As per the office memorandum No-22-65/2017-IA.III issued by the Ministry Of Environment, Forest and Climate Change on 1st may 2018 all the establishment /companies having environment clearance are required to take prior Environment Clearance (EC) in respect of certain development project /Activities by the listed out in the Scheduled to the Environment Impact Assessment (EIA) Notification 2006 it is mandatory to include CSR Policies/Activities as Companies/Establishment and hence this agreement is being made between both the parties to incorporate CER activities .

x Mddunee

10/10/21



6. The activities proposed under CER shall be worked out based on issues raised during the public hearing and it shall also be based on Social Need Assessment, Rehabilitation Plan, and Environment Management Plan etc. Planning shall be done keeping in mind the affected area around the project area. The First Party shall inform and updated about the needs, issue raised in public hearing to the Second Party.

7. The activities under the CER can be related to Sanitation, Health Education, Skill Development/Electrification/Solid Waste Management Facility and Creating awareness in local farmers etc, various such programs shall be suggested by the Second Party to the First Party whenever they update the Second Party stage wise on issues raised during public hearing, rehabilitation plan, EMP/EIA etc

Through this agreement the Parties are expressing their intent to work together for bringing best environmental management. While planning for CER various environmental aspects like sustainability, biodiversity, water conservation, forest and deforestation, land and mountains, wildlife, climate change, precautionary measures, air and water pollution, aqua-culture preservation, soil erosion, agro-forestry and community engagement will be taken into consideration and after deliberation between both the Parties plan of action will be finalized. The Second party shall be providing all possible professional, advice in regards to CER to the First Party but the final decision to conduct any activity will be taken by the First Party.

9. That the First party shall be bound under this agreement to make the payment of Rs. 50,000/- (Rs Fifty Thousands) to the Second Party as the primary agreement amount to work as advisor on CER concept The percentage of professional charges shall also be decided once this initial intent agreement is agreed upon by both the Parties and it shall be reduced in writing between the Parties to avoid any kind of dispute or difference. The time limit of this agreement will be discussed and decided between both the parties after entering into this intent agreement and it will be reduced into writing. The present agreement is limited to the one project discussed amongst the parties.

x Addure



10/10/21

10. That Parties are at liberty to continue this agreement till the time they wish to, however the present agreement fully covers the ongoing audit year. That the present agreement can be terminated by the Parties at their will after giving 15 days notice in writing by the intending party. In case the Intent Party i.e. the First Party terminates the agreement, the Second Party will then stop to provide any guidance but the Second Party shall not be asked to refund any such initial agreement amount.

The parties have now signed this initial Intent Agreement in presence of the witnesses.



x

Motilal

(First Party)

SAHYOG

Mddurke

AUTHORISED SIGNATORY

(Second Party)

Witnesses:



BEFORE ME

8/1/19

SUNIL R. KOTLIKAR
NOTARY, GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGD. No. 9054

Pune,

Dated- 04/01/2019



Date: 18th Aug 2022

To,
Gagan Global Developers
308 A/B 3 rd floor, City Building Dhole Patil
Road, Near Boat Club, Pune- 411001

Sub:- Facilitating Solid Waste Management at your Commercial/Residential "**Micasaa**" situated at
Gat No 878(P) 879(P) Kesnand Road, Wagholi, Pune 412207.

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: **1100Kg/Day, E Waste—225Kg/Month**) from your registered project "**Micasaa**" situated at Gat No 878(P) 879(P) Kesnand Road, Wagholi, Pune 412207 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: 1600Kg/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

18th Aug 2022



SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein 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 "**Micasaa**" situated at Gat No 878(P) 879(P) Opposite Ayurvedic Collage, Kesnand Road, Wagholi, Pune 412 207.

(Faint, illegible text)

*MOKH
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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 1100 Kg/Day, E waste – 225 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.Gagan Global Developers

Through Mr. Mohit Goel

(Developer)

SWaCH Cooperative,

Shelkuntala Kokate

Through



(Party No. 2)





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