

Date: 12-11-2025

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 a Building and Construction projects, "Girivar Residency" Sr.No.107/1, Vishal Lawns Road, Vadgaon-Maval, Pune at by M/s. Shrivar Builders LLP.

Ref: - Environmental Clearance Letter No. SIA/MH/INFRA2/412883/2023

Dated 01/11/2023.

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report **(April 2024 - September 2024)** Report for a Building and Construction projects, "Girivar Residency" Sr.No.107/1, Vishal Lawns Road, Vadgaon-Maval, Pune. EC accorded by Department of Environment, Government of Maharashtra, vide its letter No. SIA/MH/INFRA2/412883/2023. Dated 01/11/2023.

Thanking you,

Yours Faithfully,

M/s. Shrivar Builders LLP


Authorized Signatory



Encl: A/c

Cc: The Member Secretary, Maharashtra Pollution Control Board, Pune
The Member Secretary, Maharashtra Pollution Control Board, Mumbai
The Member Secretary, Mantralaya.

Compliance Environmental Monitoring Report
(April 2024 – September 2024)

For

M/s. Shrivar Builders LLP.

A Proposed Project

“Girivar Residency”

At

Survey No 107/1, Vishal Lawns Road,
Vadgaon-Maval, Dist Pune, Maharashtra.

By

M/s. Shrivar Builders LLP.

At

PL1 SEC27A PCNTDA, shop 202 Nigadi, Dist -
Pune, Maharashtra.

UNIQUE ENVICARE PVT LTD

Office No.2, 1st Floor, Tulsi Green Apartments,
Lane No. 5, Laxman Nagar, Baner, Pune - 411045

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MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART - I

DATA SHEET

(Period: April – September 2024)

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction – Residential Project)
2.	Name of the Project	'Girivar Residency' by M/s. Shrivar Builders LLP. Sr No. 107/1, Vishal Lawns Road, vadgaon- Maval, Pune.
3.	Clearance Letter (s)/OM No. and date	SIA/MH/INFRA2/412883/2023 Dated 01/11/ 2023.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Pune Maharashtra 18°43'59.79"N, 73°39'18.48"E
	(a) Address for correspondence	M/s. Shrivar Builders LLP PL1 SEC27A PCNTDA, shop 202 Nigadi, Pune – 411041.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Name: Mr. Sitaram Mahavir Varma. M/s. Shrivar Builders LLP, Address: PL1 SEC27A PCNTDA, shop 202 Nigadi, pune – 411041. Designation: Partner Contact: 9011727772 Email id: varmasitaram65@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 – 14,700.00 Sq.mt.

		Built-up Area- 69,561.10 Sq.mt.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the PMC, Pune City.
	(b) Others	Not Applicable
8.	Breakup of the project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & agricultural land & land less laborers /artisan.	There is no displacement of population 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 54.05 Cr
	(b) Allocation made for environmental management plans with item wise and year Wise break-up.	Please refer annexure- IV
	(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	INR Rs.18.44 Lakhs. (Construction cost)

	on the project so far			
	(f) Actual expenditure incurred on the environmental management plans so far	Rs 5/- Lakhs (Environmental cost)		
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 (such as submergence area of reservoir, approach roads), if any with quantitative information	Nil		
12.	Status of construction. (Actual &/or planned)	Planned		Actual Construction Status
		Building Name	No. Of Floor	
		A Wing	G+6 Flr	Completed
		B Wing	G+6 Flr	Completed
		C Wing	G+6 Flr	Completed
		D Wing	B+G+12 Flr	10 Slab Completed
		E Wing	B+G+12 Flr	10 Slab Completed
		F Wing	B1+B2+G+15 Flr	Not Started

		Amenity Building	B+G+4 Flr	
	(a) Date of Commencement (Actual &/or planned)	03/02/2023		
	(b) Date of completion (Actual &/or planned)	31.05.2026 for D & E wing		
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.			
	(b) Date of site visit for this monitoring report			

For M/s. Shrivar Builders LLP.

Authorized Signatory

Date:12/11/2025



LIST OF ANNEXURES

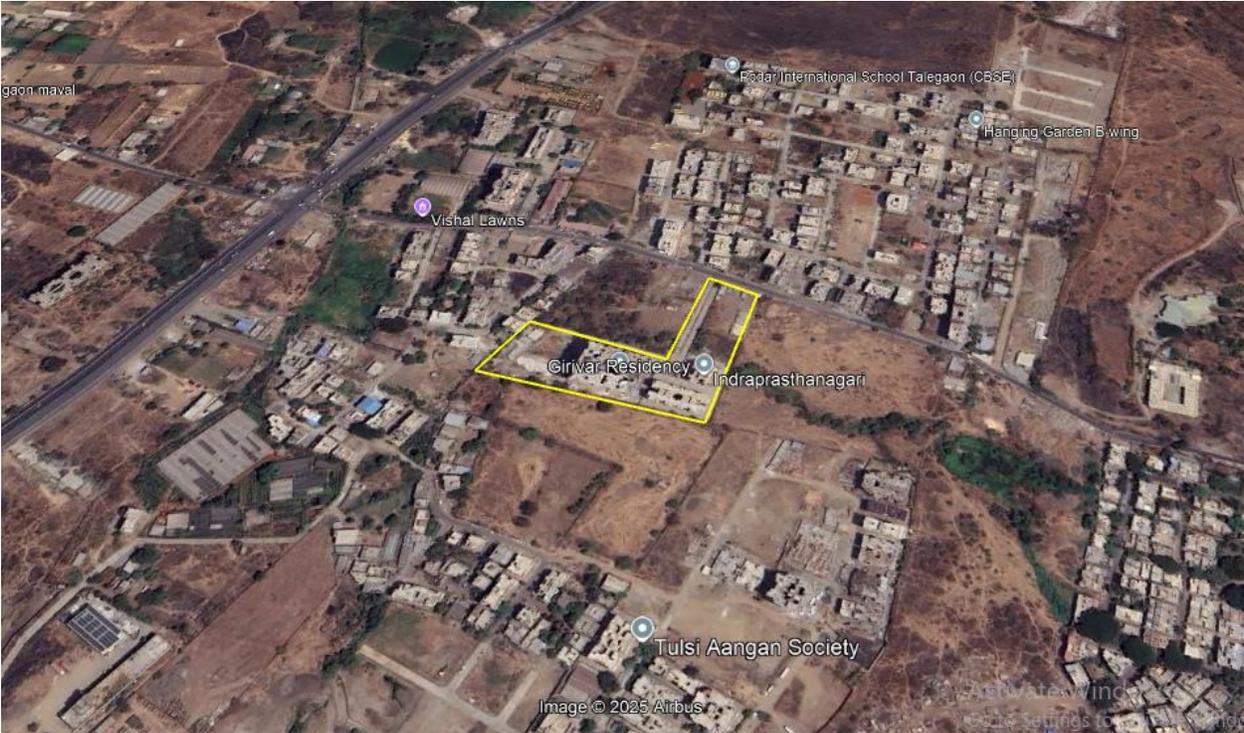
Sr. No.	Particulars	Annexure No.
1.	Salient Features of the Project	I
2.	Environmental Management Plan (EMP)	II
3.	Cost of Environment Management Plan	III
4.	Compliance Report	IV
5.	Monitoring Report	V
6.	Copy of Environmental Clearance	VI
7.	Consent Application	VII
8.	Commencement Certificate	VIII
9.	No Objection Certificate (NOC)	X

Salient Features of the Project

Salient Features of the Project

Project Site	Proposed Residential and Commercial Building Project for SRA by M/s. Shrivar Builders LLP.
Construction & Development	Others (Building and Construction Project)
Total Plot Area	14,700.00 sq.mt.
Total Built- up Area	69,561.10 sq.mt.
Water requirement	657.00 CMD
Estimated project cost	INR 54.05 Cr
Nearest railway station	Vadgaon Railway Station is at 2.3 Km.
Nearest Airport	Pune Airport Airport is about 39.0 Km.

Google Image of the Project Site



Environmental Management Plan (EMP)

AIR ENVIRONMENT

CONSTRUCTION PHASE

During Construction phase, the impact on air environment will mainly be due to the fugitive emissions like particulate matter etc. that will be generated due to activities like excavation, transportation & handling of equipment's & materials etc. the main source of pollution will be the proposed DG set of **Fuel Consumption for** during Construction phase: **1 No. x 250 KVA**, DG set will be used as back up source of energy and will be operated on inbuilt fuel storage.

Air quality shall be managed by the following:

1. Water sprinkling to settle down the dust generated during construction activities.
2. DG sets shall be provided as per CPCB norms.
3. Appropriate stack height shall be provided to discharges the emission from DG sets at a certain height in order to avoid concentration of pollutants on ground.
4. The workers shall be provided with nose mask & goggles to reduce impact on health.
5. Barricades to be provided along with the periphery of the site.
6. Ambient air quality monitoring to be done in once a for night.

Operation Phase

During operation phase, the main source of pollution will be the proposed DG set of **Fuel Consumption for** during operation phase: **1 No. X 250 KVA** DG set will be used as back up source of energy and will be operated on inbuilt fuel storage. It will not add significant pollution in the ambient.

The Management practices to be followed are as follows:

1. Trees to be planted with special care to mitigate dust and noise.
2. Insist for PUC certified vehicles for operational staff.
3. Ambient air quality monitoring to be done in once a fortnight.
4. Traffic movement is not significant in the connected road. Connect road is not having much habitation.
5. With Single Contactor AMF Panel and Sound Proof Enclosure of DG Set with dB level not greater than 75dB (A)

WATER ENVIRONMENT

Construction Phase

During construction phase total 10 m³/day water required for curing & sprinkling purpose with domestic. The water shall be taken by Tanker.

Water management during construction phase shall be done as under:

1. The construction site shall be provided with sufficient and 10 toilet facilities for construction 50 workers employed from nearby area) to allow proper standards of personal hygiene. These facilities shall be connected to a packaged STP and maintain to ensure minimum or no environmental impact.
2. Water Analysis shall be done once in three months.
3. Provision of potable water for workers and staff.

Operation Phase

The total water requirement has been estimated to be Water shall be used mainly for drinking, flushing, hand washing & miscellaneous purpose.

Management shall be done as under:

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- The sewage will be treated in full-fledged sewage treatment plant **580 KLD**, treated water shall be used for landscaping, and remaining water will be discharge in to **PMC**.
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **11 nos. of Recharge pits** will be provided for rain water harvesting on site.
- Water Analysis shall be done once in three months.

LAND ENVIRONMENT

Construction Phase:

- During construction phase, construction waste & excavated material is generated.
- Management of this waste is discussed below:
 - 1. Excavation during pillar foundations will lead to generation of excess soil. Top soil will be used for landscaping & left out soil will be used for land filling.
 - 2. Training will be given to the subcontractor & to the workers for waste collection, segregation and sanitation.
 - 3. Separate storage of construction material.
 - 4. Empty containers of paints & fluorescent tube lights to be collected at one place & send to authorized agency for scientific disposal.

Operation phase:

- During operation phase, solid waste will be generated by **2509.9 Kg/day** expected residence
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - **1,015 Kg/day** dry waste will be sent for recycling to agency authorized vendor.
1,432 Kg/day wet waste will be composted using **Organic Waste Composter**.
 - **STP sludge 47.9 kg/day** STP sludge sent to SWM site for converting in to compost.
 - **E –Waste 15 kg/day** handed over to authorized agency.

NOISE ENVIRONMENT

Construction Phase

The management measures for noise are as follows:

1. Barricading the construction site along the periphery to avoid noise nuisance to the surrounding areas.
2. Insists to use ear plugs to construction labours & staff.
3. Noise monitoring will be done daily.
4. High noise generating construction activities would be carried out only during day time.
5. Acoustically enclosed DG set will be brought & installed.

Operation Phase

Ongoing construction activity is going on with the existing provided load

The management measures for noise are as follows:

1. Noise monitoring will be done in once a fortnight.
2. Traffic management plan to be prepared.
3. Acoustically enclosed DG set will be brought & installed.
4. DG sets will be used as a stand by only at the time of power failure.

BIOLOGICAL ENVIRONMENT

Construction Phase:

Biological environment will be affected due to tree cutting during construction phase.

The management are as follows:

1. No tress available on site.
2. Plantation of **147 Nos** of trees have been planted.

3. The green belt as per the requirements of MoEF/CPCB will be developed. Only native species will be planted so no introduction of alien species is anticipated.

Operation Phase:

The management are as follows:

1. Adequate provisions are made to facilitate daily watering of all plants and lawns.
2. Special attention provided during summer to ensure that the green belt does not suffer from water shortage.
3. Development & maintenance of green belt to be considered on priority bases.

SOCIO ECONOMIC ENVIRONMENT

Construction Phase

Positive impact on surrounding population during construction activity, as nearby people may get direct or indirect employment

Health & Safety

Management in Socio Economy are as follows:

1. Provision of adequate drinking water, toilet and bathing facilities to be made available on project site for the families of construction workers.
2. Proper Training and awareness programme to be carried out so that the workers understand the importance of wearing personal protective equipment.
3. First aid and medical facilities to be provided on site.

Operation Phase

1. Improvement in transport, communication facilities, lifestyle and social status etc. due to ancillary development.
2. Local skilled and labourers will have opportunities for employment directly and indirectly.

Cost of Environmental Management Plan (EMP)

Environment Management Cost**During Construction Phase:**

Sr. No.	Attributes	Particulars	Cost (Lacs)/ Annum
1.	Water for Dust Suppression	To control air pollutions	0.1
2.	Site Sanitation, & Safety	To maintain hygienic condition	0.2
3.	Environmental Monitoring	Air, Water, Noise, Soil analysis	0.4
4.	Health Check – up	To Check Fitness of Workers	0.3
5.	Environment Management Cell	To Prepare team for Environment management	1.1
Total			2.1

During Operation Phase:

Sr. No.	Details	Description	Capital cost (INR) (Lacs)	O & M Cost (INR/annum) (Lacs)
1.	Air, water, Noise, Soil, Waste Water.	Post Project Environment Monitoring	0.00	1.2
2.	Water	Rainwater Harvesting	24.00	1.00
3	Wastewater	Sewage Treatment Plant	301.4	32.08
4.	Municipal Solid waste	Solid waste Management	57.00	12.78
5.	Plantation	Landscaping	45.00	4.2
6.	Energy	Energy Savings	130	6.50
7.	Disaster Management	Lightning Arrestor	5.60	0.00
8.	Storm Water	Storm water	17.75	8.90
Total			154.69	21.46

Compliance Report

For

A Proposed Project

“Residential and Commercial Construction Project”

At

**“Girivar Residency” Sr.No. 107/1,
Vishal Lawns Road, Vadgaon-Maval, Pune, Maharashtra**

Through by

M/s. Shrivar Builders LLP.

ANNEXURE IV

EC NO.	No. EC23B038MH135481 Dt. 01/11/2023
File No.	No. SIA/MH/INFRA2/412883/2023
Project Name	A Proposed Project - “Residential and Commercial Construction Project” by M/s. Shrivar Builders LLP.
Location	“Girivar Residency” S. no. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune, Maharashtra.
Developer	M/s. Shrivar Builders LLP.

<u>Specific Conditions:</u>		
<u>A. SEAC Conditions-</u>		
Sr. No.	Particulars	Status
I.	PP to submit phasing plan and ensure that that no work would be carried out at odd hours which would disturb other building occupants.	Complied. Phasing plan prepared and implemented. Construction activities are being carried out only during permissible working hours (daytime). No complaints received regarding disturbance to nearby residents.
II.	PP to submit copy of IOD.	Complied. Copy of Intimation of Disapproval (IOD) has been obtained from competent authority and submitted to SEIAA.
III.	PP to submit the revised rain water harvesting calculations.	Complied.

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		Revised rainwater harvesting design and calculations have been prepared and will be submitted to competent authority prior to system installation. Work related to rainwater harvesting will be initiated during finishing stage.
IV.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy. 2021.	Electric vehicle (EV) charging provision has been incorporated in the design layout. Charging points will be installed during the finishing phase of construction.
V.	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Construction water is being sourced through authorized tanker suppliers. No use of potable drinking water for construction activities.
B. SEIAA Conditions -		
I.	PP has provided mandatory RG area of 1459.70 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	PP has Consented to the Condition. RG (Recreational Ground) area earmarked as per approved layout plan. The area is maintained in natural condition without any construction activity. Local authority compliance ensured.
II.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire	PP has Consented to the Condition. Open spaces are being maintained unpaved to retain soil permeability. Provision for

ANNEXURE IV

	tender movement.	grass pavers in driveway areas is considered in design and will be implemented during finishing stage.
III.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has consented to the Condition. Provision for solar panels on rooftop has been made in the building design. Installation work will be taken up during the final finishing stage of construction.
IV.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	All standard EC conditions as per MoEF&CC OM dated 04.01.2019 are being complied with. Construction is being carried out following environmental management practices prescribed in the EC.
V.	SEIAA after deliberation decided to grant EC for-FSI- 43467.78 m ² , Non FSI- 20,232.77 m ² , total BUA-63,700.50 m ² . (Plan approval No-VMC/2544/2023,dated-12.10.2023) (FSI restricted as per approval & non-FSI as per appraisal)	Construction is being carried out as per approved plans and EC granted BUA/FSI limits. No deviation from the approved layout and built-up area observed. Compliance maintained.
<u>General Conditions-</u>		
<u>a) Construction Phase:-</u>		
Sr. No.	Particulars	Status
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	Noted and will be complied.

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ii.	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	PP has Consented to the condition. Construction waste (musk) generated is reduce on site & remaining will be handover to authorized vendor by taking the necessary precautions for general safety and health aspects of people.
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	No harzardous waste material is generated since it is a construction.
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.	All the required provisions are made for drinking water and sanitary facilities for labours.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and adhered
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Best practices to reduce water demand during construction phase will be adopted
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. We have regularly monitoring ground water level.
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.	Complied. There are no ground water extraction on site and water for construction through water tankers.

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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.	PP has Consented to the condition. It will provide low flow fixtures or water saving devices for completed building.
x.	The Energy Conservation Building code shall be strictly adhered to.	PP has Consented to the condition. PP will strictly adhere the stipulated condition.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to the condition. No additional soil will be required and cutting filling will be balance during excavation and leveling activity.
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied. Soil testing has been carried out. The analysis report is attached in the annexure.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	PP has Consented to the condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
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	Noted. PP will used HSD type for DG set during construction phase.

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	standards.	
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Complied. Vehicle hired for transportation of raw material are strictly complying with the emission norms. The vehicle area adequately covered to avoid sp.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
viii.	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.	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Complied. Project proponent has made Separate Environment Cell for regular Supervision.

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B) Operation Phase:-		
i	<p>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.</p>	<p>Noted and will be complied during operation phase. Dry and wet waste will be collected and segregated in proper manner. Wet waste utilized in existing premises for gardening, and Dry waste will be handed over to recycling to agency authorized vendor and Wet waste will be converted into manure from OWC.</p>
ii	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>	<p>Noted and will be complied by handover segregated waste to the authorized vendor</p>
iii	<p>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.</p>	<p>PP will comply the condition. STP of MBBR technology at project site as per MPCB norms.</p>
iv	<p>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</p>	<p>Noted and will be complied.</p>

ANNEXURE IV

	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.	Noted and ensure to complied.
vi	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Noted and will be adhered to. Parking will be internalized and no public space should be utilized
vii	PP to provided adequate electric charging points for electric vehicles (EVs)	Noted and will be complied. PP will arrange electric charging point for EVs during operation phase.
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.	Noted and will be adhered to. Green belt development carried out as per consultation of DFO/ agricultural department for selection of plant species.
ix	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and will be adhered to. PP has made separate environmental management cell to stimulate environmental safeguard.
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	Complied. PP has allocated separate fund for the environmental protection measures.

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	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	Complied. PP have published advertisement in the local newspaper.
xii	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	PP has noted the condition and agreed.
xiii	The proponent shall upload the status of compliance of the stipulated EC condition 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 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.	Complied by PP. Air quality monitoring through NABL and MOEF approved laboratory. Report attached as an Annexure.
C) General EC Condition		
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	The above condition is noted and will be adhere to.

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ii	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act & a copy shall be submitted to the Environment department before start of any construction work at the site.	Noted and Complied. PP have obtained Consent wide No. Infrastructure/RED/L.S.I No:- Format1.0/JD(WPC)/UAN No.0000180425/CE/2311002461 Dated:- 30/11/2023.
iii	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted and agreed with stipulated conditions.
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 I copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We have obtained environment Clearance copy is attached herewith. Annexure –VI (Granted EC Copy)
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.	Noted & agreed.
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 SELAA. In case of deviations or alterations in the project proposal from	The above condition is noted and will be adhere to.

ANNEXURE IV

	those submitted to SEIAA for clearance, a fresh reference shall be made to the SELAA 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.	Noted by PP.
4.	This Environment clearance is being issued The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted & agreed with stipulated condition.
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.	Noted
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment	Noted

ANNEXURE IV

	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.	Noted
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st 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

Thanking you,

Yours Sincerely,

For M/s. Shrivar Builders LLP

ANNEXURE IV

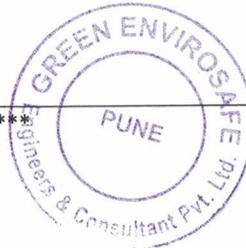
Site Photos: -

Monitoring Reports

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/06/2365	Report Date	18.06.2024	
Sample ID: -	GESEC/PRO/AAQM/2024-25/06/2365			
Name & Address of the Customer	M/s. Shrivar Builders LLP. Project Address- Proposed residential and commercial Construction SRA project at Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Project site	UEPL		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
11.00 Am	07.00 Pm	08 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	26.0	Wet Bulb Temperature °C	22.0	
Dry Bulb Temperature °C	26.0	Relative Humidity % RH	70.5	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
13.06.2024	14.06.2024	14.06.2024	18.06.2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	24.53
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	18.23
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	52.02
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	16.55
Remark-				
➤ All above results are within National Ambient Air Quality standards.				
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

End Of Report



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TEST REPORT

Test Report No: -	GESEC/PRO/ANLM/2024-25/06/2366	Report Date	18.06.2024	
Sample ID: -	GESEC/PRO/ANLM/2024-25/06/2366			
Name & Address of the Customer	M/s. Shrivar Builders LLP. Project Address- Proposed residential and commercial Construction SRA project at Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	UEPL			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
13.06.2024	13.06.2024	13.06.2024	13.06.2024	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Project site	dB (A)	54.2	48.6	65/55
Remark-				
<ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day - 65/55 dB(A) 				
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

End Of Report



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TEST REPORT

Test Report No: GESEC/PRO/W/2024-25/06/2367	Date of Reporting	18.06.2024
Sample ID: GESEC/PRO/W/2024-23/06/2367	Sample Details	Ground Water
Name & Address of the Customer – M/s. Shrivar Builders LLP. Project Address- Proposed residential and commercial Construction SRA project at Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune.	Type of Sample	Water
	Volume Of Sample	2 Lit plastic Can +250ml Sterile bottle
	Sample Status	Sealed
	Sample Collected By	UEPL
	Date of Sample Collection	13.06.2024
	Date of Sample received in lab	14.06.2024
	Analysis start Date	14.06.2024
	Analysis End Date	18.06.2024

WATER ANALYSIS REPORT

Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Colour	<5	Hazen	APHA 2120 B,24TH Edition 2024
Turbidity	<0.1	NTU	APHA 2130 B,24TH Edition 2024
TDS	182.32	mg/l	APHA 2540 C,24TH Edition 2024
Chemical Parameter			
pH	7.15	--	APHA 4500 H+,B, 24TH Edition 2024
Total Hardness	122.32	mg/l	APHA 2340 C,24TH Edition 2024
Residual Chlorine	<0.1	mg/l	EPA 334.0.
Sulphate	42.31	mg/l	APHA 4500-SO4 - E 24TH Edition 2024
Chloride	30.55	mg/l	APHA 4500-Cl-B 24TH Edition:2024
Total Alkalinity	70.12	mg/l	APHA 2320 B,24TH Edition 2024
Calcium (as Ca)	40.31	mg/l	APHA 3500-Ca B 24TH Edition:2024
Magnesium (as Mg)	32.44	mg/l	IS 3025 (Part 46):2024
Elemental Analysis			
Iron as Fe	<0.025	mg/l	EPA 200.7
Microbiological Parameter			
Total Coliform	Present	Per 100ml	APHA 9222 J 24TH Edition:2024
E.coli.	Absent	Per 100ml	APHA 9222 J 24TH Edition:2024

V. Hande

Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

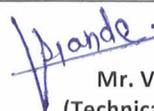


End Of Report

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Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No	GESEC/PRO/ST/2024-25/06/2368	Report Date	18.06.2024	
Sample ID: -	GESEC/PRO/ST/2024-25/06/2368			
Name & Address of the Customer	M/s. Shrivar Builders LLP. Project Address- Proposed residential and commercial Construction SRA project at Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
13.06.2024	14.06.2024	14.06.2024	18.06.2024	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 320 kVA		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions (m)	0.1016	Pressure(mmWG)	4.4	
Height (m)	4.20			
Temperature (k)	493	Velocity (m/s)	8.25	
Gas Volume (Nm ³ /Hr)	165.32			
Parameters	Method	Unit	Limit	Result
Particulate Matter	EPA METHOD 17: 2017	mg/NM ³	<150	50.36
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	mg/NM ³	--	26.35
Sulphur Dioxide (SO ₂)	EPA METHOD 06: 2017	Kg/day	--	0.12
Remarks-				
➤ All above results are well within MPCB Limit.				
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

End Of Report

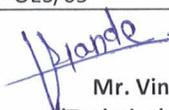


Page 1 Of 1

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TEST REPORT			
Test Report No: GESEC/PRO/SL/2024-25/06/2369	Date of Report	18.06.2024	
Sample ID: GESEC/PRO/SL/2024-25/06/2369	Date of Sampling	13.06.2024	
Name & Address of the Customer – M/s. Shrivar Builders LLP. Project Address- Proposed residential and commercial Construction SRA project at Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune.	Start Date of Analysis	14.06.2024	
	End Date of Analysis	18.06.2024	
	Sample Details	soil	
	Nature of sample	solid	
Sample Collected By	UEPL		
Parameter	Result	Unit	Standard Method
pH	7.02	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	296.3	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	5.69	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011
Available Nitrogen	8.1	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	10.52	kg/ha	ISRIC, Page No.14-1:2002
Available Potassium	215.63	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	16.55	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.054	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	6.99	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Exchangeable Magnesium	1.02	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Total Zinc as Zn	12.25	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Copper as Cu	16.25	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead as Pb	0.78	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Manganese as Mn	8.05	mg/kg	GESEC/LAB/SOP/ICP-OES/05
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

End Of Report



Page 1 Of 1

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Copy of Environmental Clearance

ENVIRONMENTAL
CLEARANCE



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

To,

The owner
SHRIVAR BUILDERS LLP
PL1 SEC27A , PCNTDA, shop 22, Nigadi -411044

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/412883/2023 dated 02 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH135481 |
| 2. File No. | SIA/MH/INFRA2/412883/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Girivar Residency |
| 7. Name of Company/Organization | SHRIVAR BUILDERS LLP |
| 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: 01/11/2023

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

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/412883/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.SHRIVAR BUILDERS LLP,
Sr No. 107/1, Vishal Lawns Road,
Vadgaon-Maval, Pune.

Subject : Environmental Clearance for proposed construction project Girivar Residency, Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Pune at by M/s.SHRIVAR BUILDERS LLP

Reference : Application no. SIA/MH/INFRA2/412883/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 177th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/412883/2023	
2.	Name of Project	"Girivar Residency "	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sitaram Mahavir Varma
		Regd. Office address	PL1 SEC27A PCNTDA, shop 202 Nigadi, Pune, Maharashtra
		Contact number	(+91) 9527997775
		e-mail	f.chaitanya145@gmail.com
6.	Consultant	Open Arch Design and Enviro Solutions LLP 302, Big Splash, Plot No 78 & 79, Sector 17, Vashi, Thane, Maharashtra-400703 Accreditation No: NABET/EIA/2124/IA0081	
7.	Applied for	New Project	
8.	Details of previous EC	No	
9.	Location of the project	Girivar Residency, Sr No. 107/1, Vishal Lawns Road, Vadgaon-Maval ,Pune, Maharashtra- 412106	
10.	Latitude and Longitude	Latitude-18°43'59.79"N, Longitude- 73°39'18.48"E	
11.	Total Plot Area (m2)	14,700.00 Sq.m	
12.	Deductions (m2)	103.00Sq.m	
13.	Net Plot area (m2)	14,597.00 Sq.m	
14.	Proposed FSI area (m2)	49,328.33 Sq. m	

15	Proposed Non-FSI area (m2)	20,232.77 Sq. m					
16	Proposed TBUA (m2)	69,561.10 Sq. m					
17	TBUA (m2) approved by Planning Authority till date	Approved FSI area (sq. m.): - In Process Approved Non FSI area (sq. m.): - In Process. Sanction B.P. no: In Process. Date of Approval: In Process.					
18.	Ground coverage (m2) & %	4932.56 Sq. m & 33.79 %					
19.	Total Project Cost (Rs.)	54.05 Cr					
20.	CER as per MoEF & CCircular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan					
21.	Details of Building Configuration :					Reason for Modification / Change	
	Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
				A WING	G + 6 Flr		20.60 M.
				B WING	G + 6 Flr		20.60 M.
				C WING	G + 6 Flr		20.60 M.
				D WING	B + G + 12 Flr		37.20 M.
				E WING	B + G + 12 Flr		37.20 M.
				F WING	B1 + B2 + G + 12 Flr		37.20 M.
				G WING	B1 + B2 + G + 12 Flr		37.20 M.
			AMENITY BUILDING	B + G + 4 Flr	15.90 M.		
22.	Total number of tenements	Resi. – 906 Nos. Population- 4530 Nos. Comm. Shops: 07 Nos. Comm. Population – 729 Nos.					
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	423	Fresh Water	423		
		Recycled (Gardening)	12	Recycled (Gardening)	0		
		Swimming Pool	0	Swimming Pool	0		
		Flushing	222	Flushing	222		
		Total	657	Total	645		
		Waste water generation	579.83	Waste water generation	579.83		
24	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank (CMD): 150.00 CMD Firefighting - Overhead water tank (CMD): 70.00 CMD					
25	Source of water	Vadgaon Nagar Panchayat					

26	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post Monsoon: 8-10M Pre-Monsoon: 11-13M,	
		Size and no of RWH tank(s) and Quantity:	1.5 X 2.0 X 3.0 m	
		Quantity and size of recharge pits:	Surface recharge pits-4 Nos. Rooftop recharge pits-7 Nos. Total recharge pots- 11 Nos.	
		Details of UGT tanks if any:	Domestic Capacity: 626 CMD Flushing UG Tank Capacity: 351 CMD Fire Fighting Capacity: 150 CMD	
27	Sewage and Wastewater	Sewage generation in CMD:	579.8 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	580 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste	Excavation: 4500 cum	Filling in site for Landscape, site trenches.
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	1,015 Kg/Day	Dry waste will be sent for recycling to agency authorized vendor.
		Wet waste:	1,432 Kg/Day	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	15 kg/day	Handed over to authorized vendor
		STP Sludge (dry)	47.9 kg/day	STP sludge sent to SWM site for converting in to compost
30	Green Belt Development	Total RG area (m2):	1460.08 Sq.m	
		Existing trees on plot:	0	
		Number of trees to be planted:	147 Nos.	
		Number of trees to be cut:	0	
		Number of trees to be transplanted:	0	
31	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	44 KW	
		During Operation phase (Connected	2896 KW	

		load):			
		During Operation phase (Demand load):	2182 KVA		
		Transformer:	3 Number X 630KVA+1Number X 315KVA		
		DG set:	1 No. 250 KVA		
		Fuel used:	HSD		
32	Details of Energy saving	1. Energy saving Due to use of solar PV is 5% 2. Energy saving Due to use of solar Hot Water is 14% 3. LED Light Fixtures are used at Common area .			
33	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	NA	NA	
		O&M	Water, Site Sanitation, Health Check Up & Safety, Environmental Monitoring	2.1 Lac	
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Storm Water	Storm water	28.00 lakhs	0.60 lakhs /yr
		Sewage treatment (STP)	MBBR	165.0 lakhs	14.2 lakhs /year
		RWH	Rainwater Harvesting	22 lakhs	0.80 lakhs /year
		Solid Waste	Municipal Solid waste	29.50 lakhs	7.86 lakhs/yr.
		Green belt development	Landscaping	24.5 lakhs	2.5 lakhs/yr
		Energy saving	Energy Savings	246.6 Lakhs	4.94 Lakhs/yr.
		Environmental Monitoring	Air, water, Noise, Soil	----	1.2 lakhs/yr.
		Disaster Management	Lightning arrestor	3.0 Lakhs	----
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	235	235	2,937.50 Sq.m.
		2-Wheeler	578	578	1156.00 Sq.m.
		Bicycles	72	72	50.40 Sq.m.
36	Details of Court cases / litigations w.r.t. the project and project location If any.				NO

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit phasing plan and ensure that that no work would be carried out at odd hours which would disturb other building occupants.
2. PP to submit copy of IOD.

3. PP to submit the revised rain water harvesting calculations.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1459.70 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 43467.78 m², Non FSI- 20,232.77 m², total BUA- 63,700.50 m². (Plan approval No-VMC/2544/2023, dated-12.10.2023) (FSI restricted as per approval and non-FSI as per appraisal)

General Conditions:

a) Construction Phase :-

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

- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to

- give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the

Environment department before start of any construction work at the site.

- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 11/11/2023 12:04:59 PM

Consent Application

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000180425/CE/2311002461

Date: 30/11/2023

To,
"Girivar Residency" by M/s. Shrivar
Builders LLP,
S. No. 107/1, Vishal Lawns Road,
Vadgaon-Maval, Tal. Maval, Dist. Pune.



Sub: Consent to Establish for Building Construction Project under Red Category

Ref: Your application no. MPCB-CONSENT-0000180425 dtd. 31/08/2023.

Your application NO. MPCB-CONSENT-0000180425

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.54.05 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Building Construction Project named as "Girivar Residency" by M/s. Shrivar Builders LLP, S. No. 107/1, Vishal Lawns Road, Vadgaon-Maval, Tal. Maval, Dist. Pune on Total Plot Area of 14,700.00 Sq Mtrs for construction BUA of 63,700.50 Sq Mtrs as per EC granted dated 01/11/2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance granted dtd. 01/11/2023	14700.00	63700.50

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	579.83	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (250 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	1015 Kg/Day	NA	Handed over to Local Body
2	Wet Waste	1432 Kg/Day	OWC	Use as Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/INFRA2/412883/2023 dtd. 01/11/2023 for construction project having total plot area of 14700.0 Sqm and total construction BUA of 63700.50 Sqm as per specific condition of EC.
15. PP shall obtain CGWA NOC within 3 months period, in case of ground water abstraction.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr. J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-11-30 18:15:41 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-21285	04/09/2023	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **580 CMD for treatment of domestic effluent of 579.83 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	657.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set (250 KVA)	Acoustic Enclosure	3.50	HSD 42 Ltr/Hr	1	SO ₂	12 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	10.0 Lakhs	15 Days	Compliance of Consent & EC conditions	COU	COU

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



Commencement Certificates



Vadgaon Maval Nagar Panchayat

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 160013
Proposal Code : NPVMN-22-ENTRY-29668

Approval No. : NPVMN/RB/2023/APL/00012
Date : 03/02/2023

Reference:- Building Permission No. : NPVMN/RB/2022/APL/00006
Approval date : 29/06/2022

Building Name :	D E WING(Residential)	Floors :	BASEMENT FLOOR,GROUND FLOOR PLAN,TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN,8TH FLOOR PLAN
-----------------	--------------------------	----------	--

To,
SITARAM MAHAVIR VARMA,
107/1(P) VADGAON, MAVAL, PUNE
ii) milind panchal (Architect)

Sir/Madam,

With reference to your application No **RNPVMN202200111**, dated **2022-12-31** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965**, to carry out development work / Building on Plot No **1**, Revenue S.No. / Khasra no. / Gut no **107**, City Survey No, Sector No. -, Mouje **Vadgaon** situated at Road / Street **12**, Society **Vadgaon**. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
13. Authority will not supply water for construction.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. APPLICANT NEEDS TO TAKE ENVIRONMENTAL CLERANCE FROM CONCENRED DEPARTMENT FOR CONSTRUCTION AREA ABOVE PREVIOUS SANCTION (9264.86 SQM)

Signature Not Verified

Digitally signed by Pravir Laxman
Nikam
Date: 2023.02.16 13:53:32 IST
Reason: Approved Certificate
Location: Vadgaon Maval Nagar
Panchayat



Scan QR code for verification of authenticity.

Chief Officer,
Vadgaon Maval Nagar Panchayat,



Vadgaon Maval Nagar Panchayat
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 160013
Proposal Code : NPVMN-22-ENTRY-29668

Approval No. : NPVMN/RB/2023/APL/00012
Date : 03/02/2023

BUILDING	FLOORS	DEWING										TOTAL FSI AREA				
		COMM.	RESI.	FSI AREA			BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT		VENT SHAFT	Other Deduction		
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	0.00	24042.04	0.00	0.00	0.00	1904.43	0.00	299.86	0.00	0.00	0.00	0.00	5665.44	18376.60	
D E WING	8TH FLOOR PLAN	0.00	2189.26	0.00	0.00	0.00	157.52	0.00	27.26	0.00	0.00	0.00	0.00	600.87	1588.39	
D E WING	Total	0.00	26231.30	0.00	0.00	0.00	2061.95	0.00	327.12	0.00	0.00	0.00	0.00	6266.31	19964.99	

9 Index	FSI DETAILS								Drawing Value
	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	
9.1 Permissible Index	0.82	0.22	0.35	0.00	0.00	0.00	1.40	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	0.82	0.22	0.35	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible (P Line Area)	10235.50	2791.50	4342.33	0.00	10231.55	0.00	27600.88	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	10235.50	2791.50	0.00	0.00	6937.99	0.00	19964.99	0.00	19964.99
9.6 Index Consumed	0.82	0.22	0.00	0.00	0.00	0.00	1.05	0.00	0.00

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
D E WING	FD	0.90	2.10	1
D E WING	D	0.00	2.10	6
D E WING	0.00	2.10	2	
D E WING	D	1.05	2.10	4
D E WING	D2	0.00	2.10	124
D E WING	fd	0.00	2.10	34
D E WING	d	0.00	2.10	4
D E WING	D	0.00	2.10	81
D E WING	OP	0.00	2.10	48
D E WING	D2	0.75	2.10	1
D E WING	D1	0.90	2.10	2

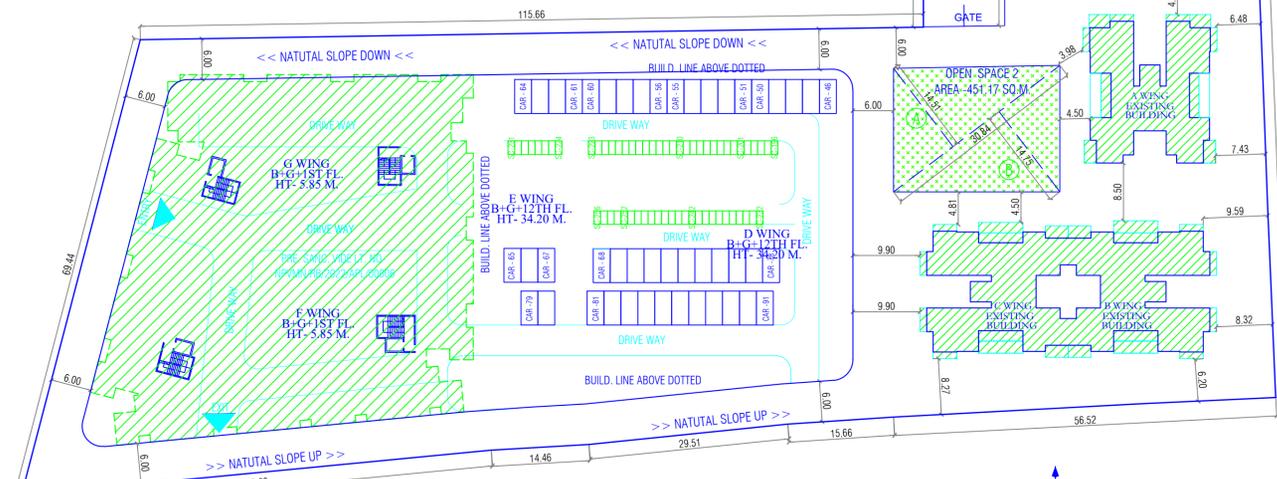
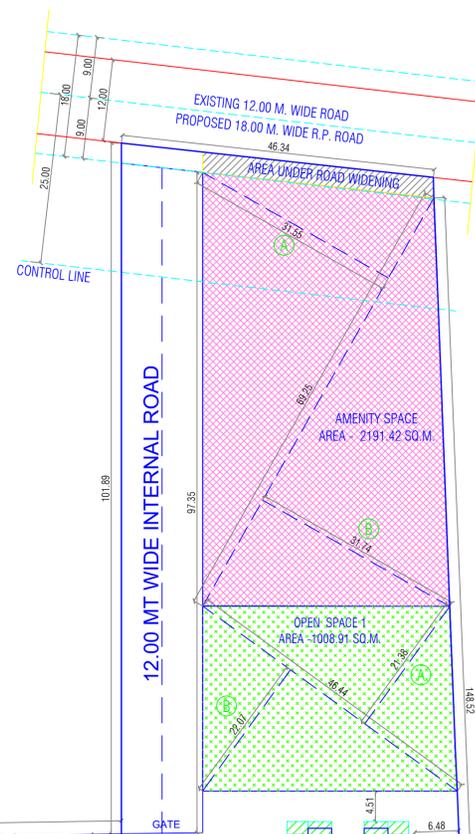
Area utilisation of Roads and Reservations						
Description of area utilisation	Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type	reservation no	Name				
-	-	18.00m DP Road Widening	102.86	205.72	5.14	210.86

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
D E WING	Residential	1	2	154	77.00	154.00
D E WING	Residential	0	4	108	0.00	216.00
D E WING	Residential	1	5	120	60.00	300.00
Total	-	-	-	-	137.00	670.00
Visitors parking(5%)	-	-	-	-	6.85	33.50
Total	-	-	-	-	143.85	703.50

Parking Check As Per Multiplying Factor : 0.40					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	58	281	106	335	OK

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
D E WING	w2	0.00	1.20	1
D E WING	V	0.45	1.20	1
D E WING	W1	1.50	1.20	2
D E WING	v	0.00	1.20	122
D E WING	w1	0.00	1.20	41
D E WING	W3	0.00	1.20	10
D E WING	W1	0.00	1.20	41
D E WING	FD	1.60	2.10	1
D E WING	FD	1.77	2.10	9
D E WING	FD	1.70	2.10	6
D E WING	FD	1.65	2.10	4
D E WING	FD	1.67	2.10	11
D E WING	FD	2.23	2.10	4
D E WING	FD	1.69	2.10	8
D E WING	FD	1.68	2.10	19
D E WING	W2	0.00	1.20	59

AMENITY CALCULATION		
SR.No.	NAME	AREA(SQ.M)
1	AMENITY SPACE	2190
	TOTAL	2190

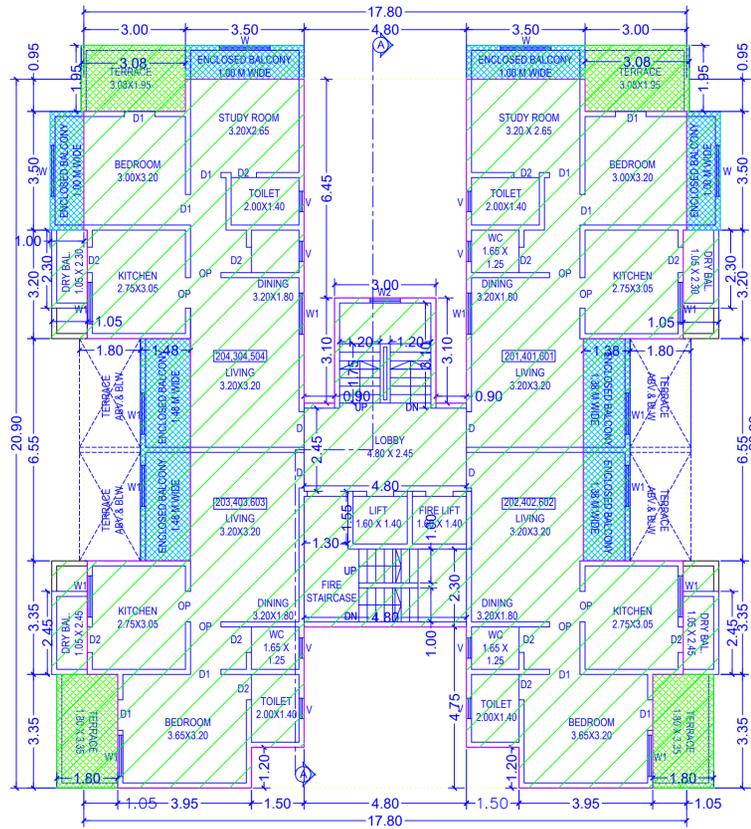


LAYOUT PLAN/ BASEMENT FLOOR SCALE 1:500

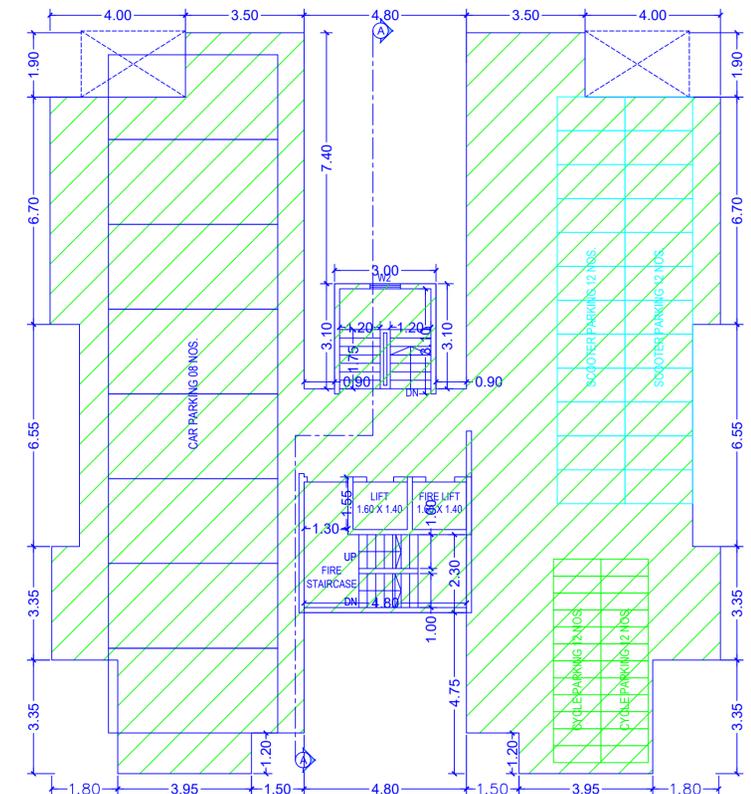
Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
D E WING	8TH FLOOR PLAN	E-811	1	42.41	2.90	3.51	48.82
D E WING	8TH FLOOR PLAN	E-802	1	31.01	0.00	4.59	35.60
D E WING	8TH FLOOR PLAN	E-808	1	40.87	2.83	3.12	46.82
D E WING	8TH FLOOR PLAN	E-814	1	29.55	0.00	2.86	32.41
D E WING	8TH FLOOR PLAN	D-803	1	42.41	2.90	3.51	48.82
D E WING	8TH FLOOR PLAN	D-807	1	29.66	0.00	5.02	34.68
D E WING	8TH FLOOR PLAN	D-810	1	29.66	1.44	3.07	34.17
D E WING	8TH FLOOR PLAN	D-814	1	30.87	0.00	2.84	33.71
D E WING	8TH FLOOR PLAN	E-804	1	26.79	1.44	3.07	31.30
D E WING	8TH FLOOR PLAN	E-808	1	43.18	0.00	5.01	48.19
D E WING	8TH FLOOR PLAN	E-810	1	42.14	2.90	3.51	48.55
D E WING	8TH FLOOR PLAN	E-801	1	31.01	0.00	4.59	35.60
D E WING	8TH FLOOR PLAN	E-803	1	29.66	1.44	5.02	36.12
D E WING	8TH FLOOR PLAN	E-805	1	42.61	0.00	6.51	49.12
D E WING	8TH FLOOR PLAN	E-806	1	29.66	0.00	5.25	34.91
D E WING	8TH FLOOR PLAN	E-807	1	43.18	0.00	5.01	48.19
D E WING	8TH FLOOR PLAN	E-812	1	42.41	2.90	3.51	48.82
D E WING	8TH FLOOR PLAN	E-813	1	29.66	0.00	4.60	34.26
D E WING	8TH FLOOR PLAN	E-815	1	32.24	0.00	0.00	32.24
D E WING	8TH FLOOR PLAN	D-801	1	29.66	0.00	4.60	34.26
D E WING	8TH FLOOR PLAN	D-802	1	29.66	0.00	4.63	34.29
D E WING	8TH FLOOR PLAN	D-804	1	42.41	2.90	3.51	48.82
D E WING	8TH FLOOR PLAN	D-805	1	40.87	2.83	5.44	49.14
D E WING	8TH FLOOR PLAN	D-806	1	26.79	0.00	3.07	29.86
D E WING	8TH FLOOR PLAN	D-808	1	29.66	0.00	5.02	34.68
D E WING	8TH FLOOR PLAN	D-809	1	29.66	1.44	5.19	36.29
D E WING	8TH FLOOR PLAN	D-811	1	29.66	1.44	5.02	36.12
D E WING	8TH FLOOR PLAN	D-812	1	29.66	1.44	3.07	34.17
D E WING	8TH FLOOR PLAN	D-815	1	31.01	0.00	2.84	33.85
D E WING	8TH FLOOR PLAN	D-815	1	32.41	0.00	2.70	35.11
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-101-E-301-E-301E-401-E-501-E-601-E-701-E-801-E-1001-E-1101-E-1201	11	31.01	0.00	4.59	35.60
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-102-E-202-E-302-E-402-E-502-E-602-E-702-E-802-E-1002-E-1102-E-1202	11	31.01	0.00	4.59	35.60
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-103-E-203-E-303-E-403-E-503-E-603-E-703-E-803-E-1003-E-1103-E-1203	11	29.66	1.44	5.02	36.12
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-104-E-204-E-304-E-404-E-504-E-604-E-704-E-804-E-1004-E-1104-E-1204	11	29.66	1.44	5.02	36.12
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-105-E-205-E-305-E-405-E-505-E-605-E-705-E-805-E-1005-E-1105-E-1205	11	29.66	1.44	5.02	36.12
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-106-E-206-E-306-E-406-E-506-E-606-E-706-E-806-E-1006-E-1106-E-1206	11	40.75	0.00	6.42	47.17
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-107-E-207-E-307-E-407-E-507-E-607-E-707-E-807-E-1007-E-1107-E-1207	11	29.66	0.00	5.25	34.91
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-108-E-208-E-308-E-408-E-508-E-608-E-708-E-808-E-1008-E-1108-E-1208	11	43.18	0.00	5.01	48.19
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-109-E-209-E-309-E-409-E-509-E-609-E-709-E-809-E-1009-E-1109-E-1209	11	43.28	0.00	5.01	48.29
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-110-E-210-E-310-E-410-E-510-E-610-E-710-E-810-E-1010-E-1110-E-1210	11	40.87	2.83	5.21	48.91
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-111-E-211-E-311-E-411-E-511-E-611-E-711-E-811-E-1011-E-1111-E-1211	11	42.14	2.90	3.51	48.55
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-112-E-212-E-312-E-412-E-512-E-612-E-712-E-812-E-1012-E-1112-E-1212	11	42.41	2.90	3.51	48.82
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-113-E-213-E-313-E-413-E-513-E-613-E-713-E-813-E-1013-E-1113-E-1213	11	42.41	2.90	3.51	48.82
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-114-E-214-E-314-E-414-E-514-E-614-E-714-E-814-E-1014-E-1114-E-1214	11	29.66	0.00	4.60	34.26
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-115-E-215-E-315-E-415-E-515-E-615-E-715-E-815-E-1015-E-1115-E-1215	11	29.55	0.00	2.86	32.41
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	E-116-E-216-E-316-E-416-E-516-E-616-E-716-E-816-E-1016-E-1116-E-1216	11	32.24	0.00	0.00	32.24
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-101-D-201-D-301-D-401-D-501-D-601-D-701-D-801-D-1001-D-1101-D-1201	11	29.66	0.00	4.60	34.26
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-102-D-202-D-302-D-402-D-502-D-602-D-702-D-802-D-1002-D-1102-D-1202	11	29.66	0.00	4.63	34.29
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-103-D-203-D-303-D-403-D-503-D-603-D-703-D-803-D-1003-D-1103-D-1203	11	42.41	2.90	3.51	48.82
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-104-D-204-D-304-D-404-D-504-D-604-D-704-D-804-D-1004-D-1104-D-1204	11	42.41	2.90	3.51	48.82
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-105-D-205-D-305-D-405-D-505-D-605-D-705-D-805-D-1005-D-1105-D-1205	11	40.90	2.83	8.74	43.73
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-106-D-206-D-306-D-406-D-506-D-606-D-706-D-806-D-1006-D-1106-D-1206	11	29.66	0.00	5.25	34.91
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-107-D-207-D-307-D-407-D-507-D-607-D-707-D-807-D-1007-D-1107-D-1207	11	29.66	0.00	5.02	34.68
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-108-D-208-D-308-D-408-D-508-D-608-D-708-D-808-D-1008-D-1108-D-1208	11	29.66	0.00	5.02	34.68
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-109-D-209-D-309-D-409-D-509-D-609-D-709-D-809-D-1009-D-1109-D-1209	11	29.66	0.00	5.02	34.68
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-110-D-210-D-310-D-410-D-510-D-610-D-710-D-810-D-1010-D-1110-D-1210	11	29.66	1.44	5.19	36.29
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-111-D-211-D-311-D-411-D-511-D-611-D-711-D-811-D-1011-D-1111-D-1211	11	29.66	1.44	5.02	36.12
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-112-D-212-D-312-D-412-D-512-D-612-D-712-D-812-D-1012-D-1112-D-1212	11	29.66	1.44	5.02	36.12
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-113-D-213-D-313-D-413-D-513-D-613-D-713-D-813-D-1013-D-1113-D-1213	11	29.66	1.44	5.02	36.12
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D-114-D-214-D-314-D-414-D-514-D-614-D-714-D-814-D-1014-D-1114-D-1214	11	31.01	0.00	4.59	35.60
D E WING	TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN	D					

Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:20 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat



PREVIOUS SANCTION
TYPICAL - 2ND, 4TH, 6TH FLOOR PLAN
SCALE 1:100



PREVIOUS SANCTION
PARKING FLOOR PLAN
SCALE 1:100

BALCONY STATEMENT

A WING
TYPICAL FL. BALCONY = 1.48 X 6.55 + 4 X (1 X 3.50) + 1.38 X 6.55 = 9.69 + 14.00 + 9.04 = 32.73
PERMISSIBLE BALC. 216.49 (TYP. FL. AREA) X 15% = 32.47
EXCESS BALC. = 32.73 - 32.47 = 0.26 X 6 = 1.56 SQ.M.

ENCLOSED BALCONY AREA CALC.

TYPICAL FLOOR
1) 6.55 X 1.48 X 1 = 09.69 SQ.M.
2) 6.55 X 1.38 X 1 = 09.04 SQ.M.
3) 3.50 X 1.00 X 4 = 14.00 SQ.M.
TOTAL = 32.73 SQ.M.

DRY BALCONY AREA CALC.

TYPICAL FLOOR
1) 2.30 X 1.05 X 2 = 04.83 SQ.M.
2) 2.45 X 1.05 X 2 = 05.14 SQ.M.
TOTAL = 09.97 SQ.M.

TERRACE AREA CALC.

TYPICAL - 1ST, 3RD, 5TH FLOOR PLAN
1) 1.80 X 3.20 X 4 = 23.04 SQ.M.
TYPICAL - 1ST, 3RD, 5TH FLOOR PLAN
1) 3.08 X 1.95 X 2 = 12.01 SQ.M.
2) 3.35 X 1.80 X 2 = 12.06 SQ.M.
TOTAL = 24.07 SQ.M.

F.S.I. AREA STATEMENT (A WING)

FLOOR	AREA (SQ.M)	PASSAGE AREA	PROP. ENCLOSED BALCONY	PROP. DRY BALCONY	STAIR CASE	FIRE STAIR CASE	LIFT AREA	LIFT M.R AREA	PROPO. TERRACE
FIRST	216.49	11.76	32.73	9.97	9.30	13.06			23.04
SECOND	216.49	11.76	32.73	9.97	9.30	13.06			24.07
THIRD	216.49	11.76	32.73	9.97	9.30	13.06			23.04
FOURTH	216.49	11.76	32.73	9.97	9.30	13.06	4.64	18.62	24.07
FIFTH	216.49	11.76	32.73	9.97	9.30	13.06			23.04
SIXTH	216.49	11.76	32.73	9.97	9.30	13.06			-
EXCESS BAL.	1.56	-	-	-	-	-	-	-	-
TOTAL	1300.50	70.56	196.38	59.82	55.80	78.36	4.64	18.62	117.26

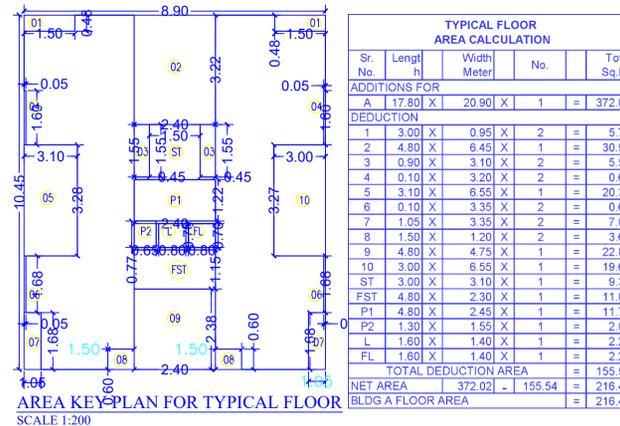
FLOOR	FLAT NO	CARPET AREA AS PER RERA
FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH	101, 201, 301, 401, 501, 601	63.81
	102, 202, 302, 402, 502, 602	49.94
	103, 203, 303, 403, 503, 603	49.94
	104, 304, 404, 504, 604	63.81

WATER STORAGE CAPACITY

FOR RESIDENTIAL PURPOSE
AMOUNT OF WATER REQUIRED PER PERSON = 135 ltrs/day
WATER REQUIRED PER FLAT (5 person per flat) = 675 ltrs/day
NO. OF FLATS IN THE SCHEME = 24 FLATS
WATER REQUIRED = 16,200 ltrs/day
SAVS = 17,000 ltrs/day

O.H. WATER TANK REQUIRED = 17,000 ltrs/day
FIRE FIGHTING WATER TANK = 10,000 ltrs/day
TOTAL CAPACITY O.H. WATER TANK REQUIRED = 27,000 ltrs/day

UNDER GROUND WATER TANK (17,000 X 1.5) = 25,500 ltrs/day
FIRE FIGHTING WATER TANK = 20,000 ltrs/day
TOTAL CAPACITY U.G. WATER TANK REQUIRED = 45,500 ltrs/day



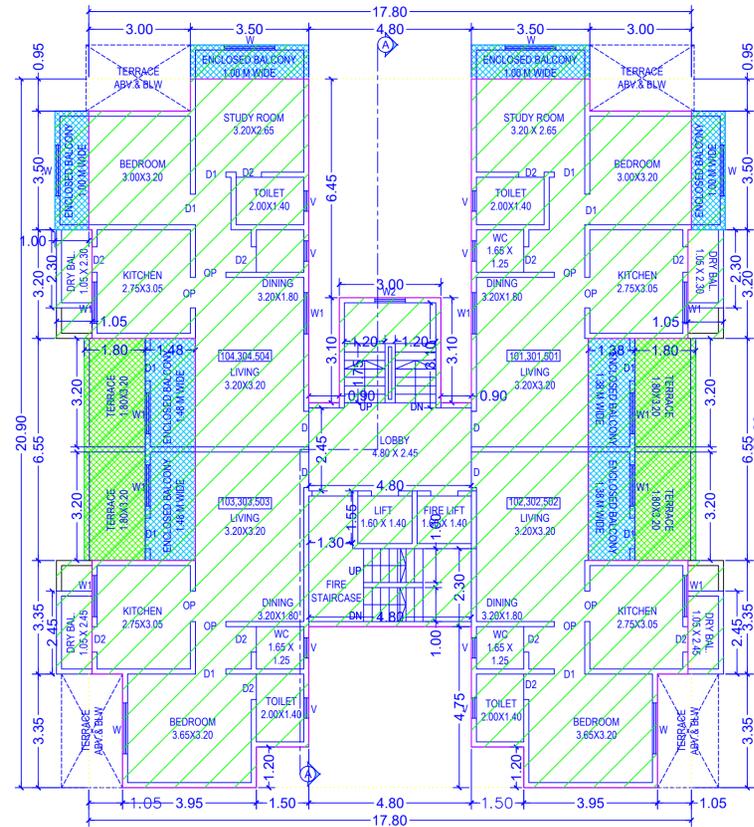
PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 50.00 SMT. 4 TENA.	00	05	05
50.00 TO 100.00 SMT. 3 TENA.	01	03	03
ABOVE 100.00 SMT. 2 TENA.	01	02	02
TOTAL PROPOSED 08 24 24			

PARKING PROPOSED	CAR	SCOOTER	CYCLE
50.00 TO 100.00 SMT. 3 TENA. = 24 NOS	08	24	24
TOTAL PROPOSED 08 24 24			

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROP.
CAR	08 NOS X 12.50 SMT	100.00
SCOOTER	24 NOS X 02.00 SMT	48.00
CYCLE	24 NOS X 00.70 SMT	16.80
TOTAL		140.80



PREVIOUS SANCTION
TYPICAL - 1ST, 3RD, 5TH FLOOR PLAN
SCALE 1:100

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
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M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hirabaug Business Center Office No. - 217 & 218
Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shukrawar Peth, Pune - 411002



SCALE 1:100 DRAWN BY NIRAJ
CHECKED BY MILIND SIR

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP
HOUSING SCHEME AT GAT NO. 107/1(P),
VILLAGE - WADAGAON,
TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR
FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_panchal

ADDRESS OF OFFICE
OFFICE -
pune

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:45:02
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

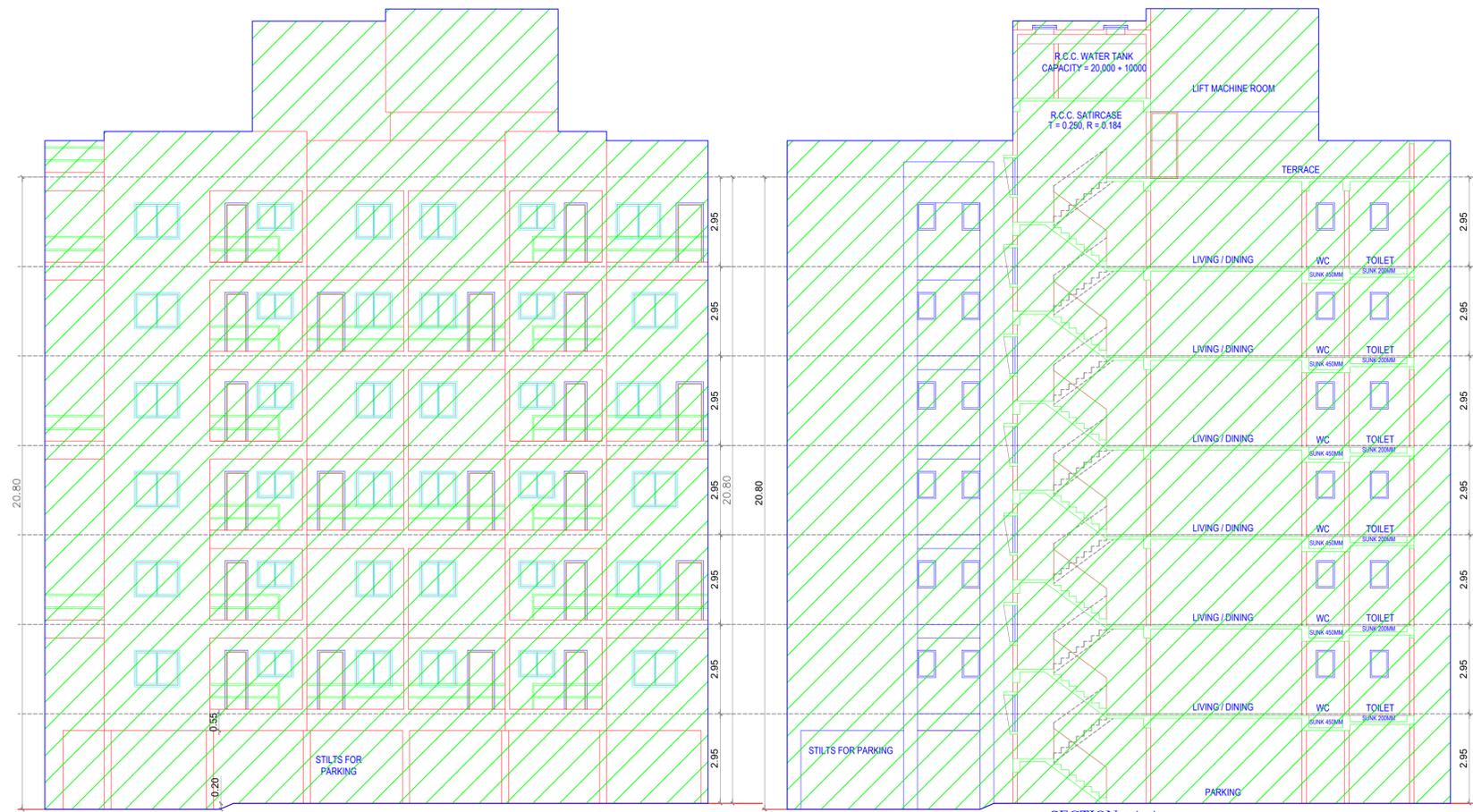
SCALE - 1:100 Date: 19/12/22

JOB NO - NP/AN/23/ENTRY/29668 CHECK BY --

SUBMISSION DRAWING

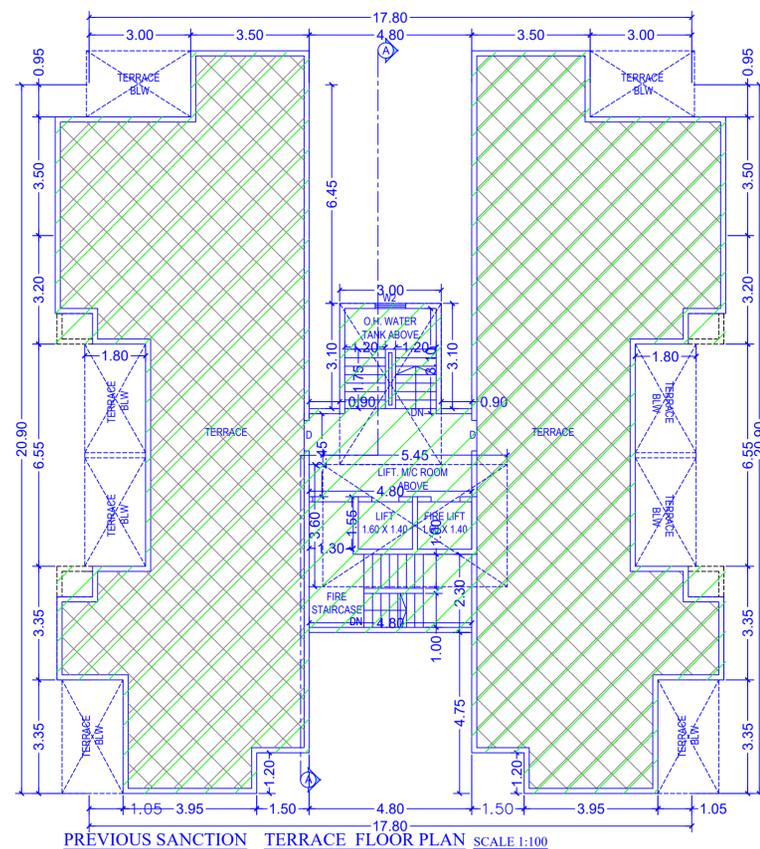
Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:20 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat



ELEVATION

SECTION - A-A



PREVIOUS SANCTION TERRACE FLOOR PLAN SCALE 1:100

OWNER'S NAME & SIGN.

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Mr. Sitaram Mahaveer Varma

ARCHITECT

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Subhash Nagar , Shukrawar Peth, Pune - 411002



SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

ARCHITECT'S SIGN AND STAMP



PROJECT

PROPOSED REVISED RESIDENTIAL GROUP
HOUSING SCHEME AT GAT NO. 107/1 (P),
VILLAGE - WADAGAON,
TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMIARUNKUMAR RANDHIR MARG, NEAR
FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect - milind_panchal

LOGO ADDRESS OF OFFICE
OFFICE -
pune

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:12 IST
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

SCALE - 1:100 Date: 19/12/22
JOB NO - NPVAM-23-ENTRY-29668 CHECK BY --

SUBMISSION DRAWING

Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:21 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar
Panchayat

BALCONY STATEMENT

A WING
TYPICAL FL. BALCONY = 1.53 X 6.55 + 4 X (1 X 3.50) + 1.38 X 6.55 =
= 10.02 + 14.00 + 9.04 = 33.06
PERMISSIBLE BALC. 221.90 (TYP. FL. AREA) X 15% = 33.28
EXCESS BALC. = NIL

ENCLOSED BALCONY AREA CALC.

TYPICAL FLOOR
1) 6.55 X 1.53 X 1 = 10.02 SQ.M.
2) 6.55 X 1.38 X 1 = 09.04 SQ.M.
3) 3.50 X 1.00 X 4 = 14.00 SQ.M.
TOTAL = 33.06 SQ.M.

DRY BALCONY AREA CALC.

TYPICAL FLOOR
1) 2.30 X 1.05 X 2 = 04.83 SQ.M.
2) 2.45 X 1.05 X 2 = 05.14 SQ.M.
TOTAL = 09.97 SQ.M.

TERRACE AREA CALC.

TYPICAL - 1ST, 3RD, 5TH FLOOR PLAN
1) 1.80 X 3.20 X 4 = 23.04 SQ.M.
TYPICAL - 1ST, 3RD, 5TH FLOOR PLAN
1) 3.08 X 1.95 X 2 = 12.01 SQ.M.
2) 3.35 X 1.80 X 2 = 12.06 SQ.M.
TOTAL = 24.07 SQ.M.

F.S.I. AREA STATEMENT (B & C WING)

FLOOR	AREA (SQ.M)	PASSAGE AREA	PROP. ENCLOSED BALCONY	PROP. DRY BALCONY	STAIR CASE	FIRE STAIR CASE	LIFT AREA	LIFT M.R AREA	PROPO. TERRACE
FIRST	221.90	15.06	33.06	9.97	9.30	13.06			23.04
SECOND	221.90	15.06	33.06	9.97	9.30	13.06			24.07
THIRD	221.90	15.06	33.06	9.97	9.30	13.06			23.04
FOURTH	221.90	15.06	33.06	9.97	9.30	13.06	4.64	19.62	24.07
FIFTH	221.90	15.06	33.06	9.97	9.30	13.06			23.04
SIXTH	221.90	15.06	33.06	9.97	9.30	13.06			23.04
EXCESS BAL.									-
TOTAL	1331.40	90.36	198.36	59.82	55.80	78.36	4.64	19.62	117.26

CARPET AREA STATEMENT (B&C WING)

FLOOR	FLAT NO	CARPET AREA AS PER RERA
FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH	101, 201, 301, 401, 501, 601	66.37
	102, 202, 302, 402, 502, 602	52.50
	103, 203, 303, 403, 503, 603	49.94
	104, 304, 304, 404, 504, 604	63.81

WATER STORAGE CAPACITY

FOR RESIDENTIAL PURPOSE
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts/day
WATER REQUIRED PER FLAT (5 person per flat) = 675 lts/day
NO. OF FLATS IN THE SCHEME = 24 FLATS
WATER REQUIRED = 16,200 lts/day
SAYS = 17,000 lts/day
O.H. WATER TANK REQUIRED = 17,000 lts/day
FIRE FIGHTING WATER TANK = 10,000 lts/day
TOTAL CAPACITY O.H. WATER TANK REQUIRED = 27,000 lts/day
UNDER GROUND WATER TANK (17,000 X 1.5) = 25,500 lts/day
FIRE FIGHTING WATER TANK = 20,000 lts/day
TOTAL CAPACITY U.G. WATER TANK REQUIRED = 45,500 lts/day

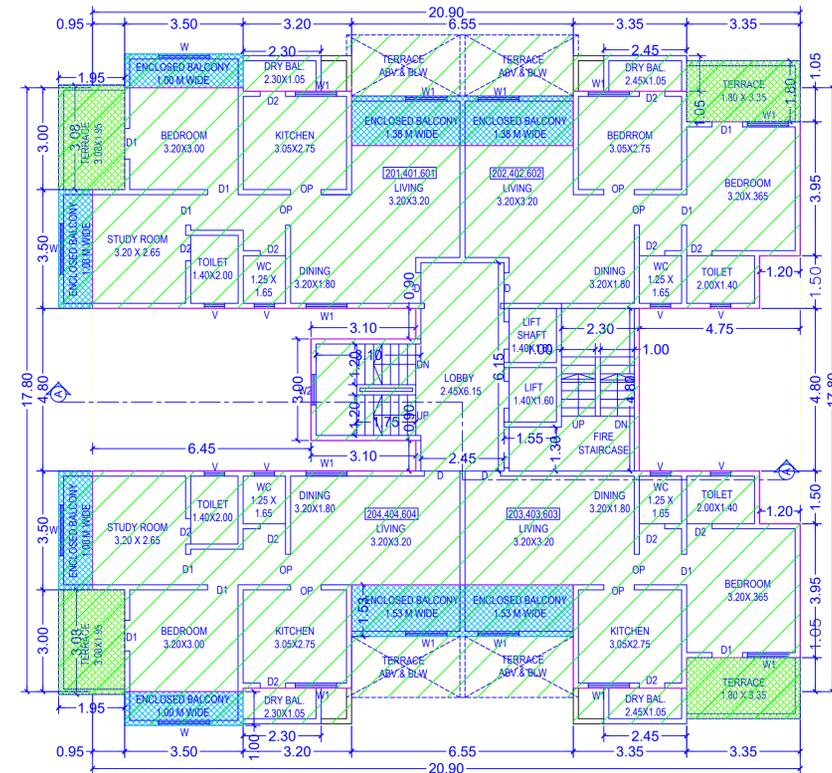
PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 50.00 SMT. 4 TENA.	00	05	05
50.00 TO 100.00 SMT. 3 TENA.	01	03	03
ABOVE 100.00 SMT. 2 TENA.	01	02	02

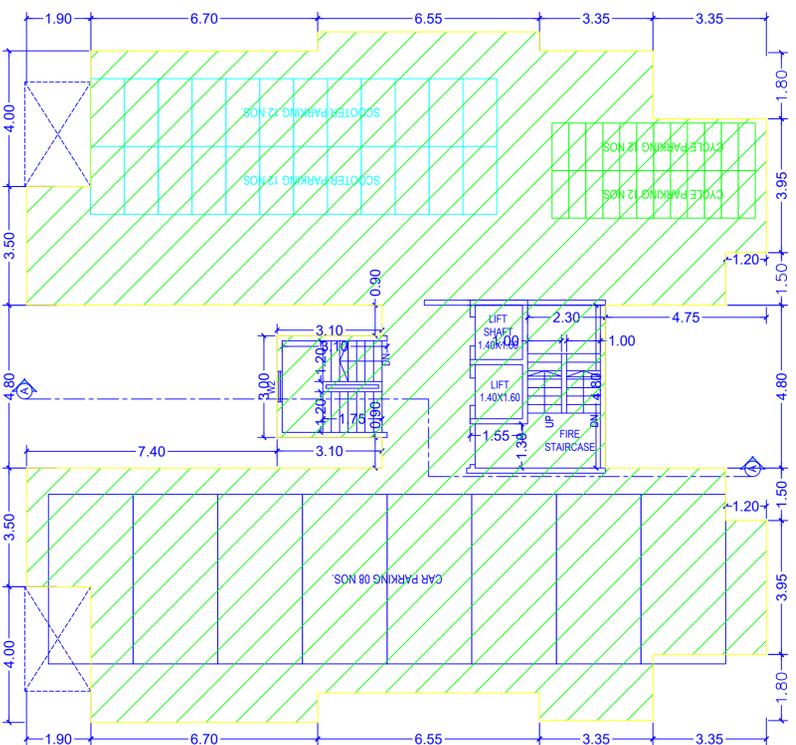
PARKING PROPOSED	CAR	SCOOTER	CYCLE
50.00 TO 100.00 SMT. 3 TENA. = 24 NOS	08	24	24
TOTAL PROPOSED	08	24	24

PARKING AREA STATEMENT

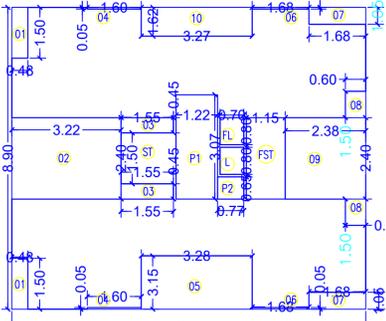
	AREA REQUIRED	AREA PROP.
CAR	08 NOS X 12.50 SMT	100.00
SCOOTER	24 NOS X 02.00 SMT	48.00
CYCLE	24 NOS X 00.70 SMT	16.80
TOTAL		144.80



PREVIOUS SANCTION
TYPICAL - 2ND, 4TH, 6TH FLOOR PLAN
SCALE 1:100



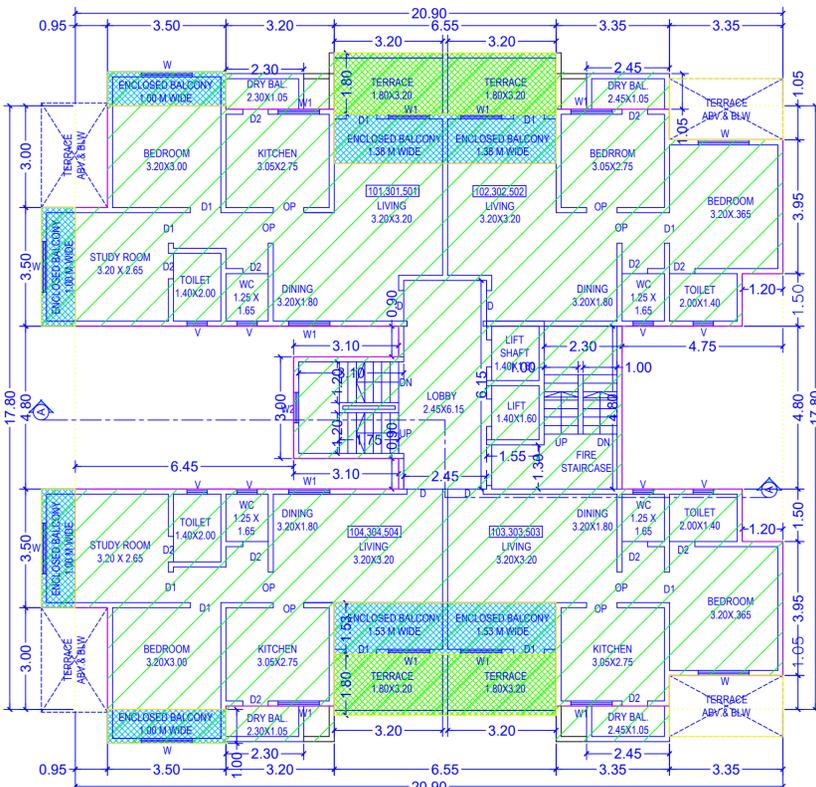
PREVIOUS SANCTION
PARKING FLOOR PLAN
SCALE 1:100



AREA KEY PLAN FOR TYPICAL FLOOR
SCALE 1:200

TYPICAL FLOOR AREA CALCULATION

Sr No.	Length	Width	No.	Total Sq.M.	
ADDITIONS FOR					
A	20.90	X	17.80	X	1 = 372.02
1	0.95	X	3.00	X	2 = 5.70
2	6.45	X	4.80	X	1 = 30.96
3	3.10	X	0.90	X	2 = 5.58
4	3.20	X	0.10	X	2 = 0.64
5	6.55	X	3.15	X	1 = 20.63
6	3.35	X	0.10	X	2 = 0.67
7	3.35	X	1.05	X	2 = 7.04
8	1.20	X	1.50	X	2 = 3.60
9	4.75	X	4.80	X	1 = 22.80
10	6.55	X	1.62	X	1 = 10.61
ST	3.10	X	3.00	X	1 = 9.30
FST	2.30	X	4.80	X	1 = 11.04
P1	2.45	X	6.15	X	1 = 15.07
P2	1.55	X	1.30	X	1 = 2.02
L	1.40	X	1.60	X	1 = 2.24
FL	1.40	X	1.60	X	1 = 2.24
TOTAL DEDUCTION AREA = 150.12					
NET AREA = 372.02 - 150.12 = 221.90					
BLDG A FLOOR AREA = 221.90					



PREVIOUS SANCTION
TYPICAL - 1ST, 3RD, 5TH FLOOR PLAN
SCALE 1:100

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Mr. Sitaram Mahavir Varma
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Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shukrawar Peth, Pune - 411002

SCALE 1:100 **DRAWN BY** NIRAJ **TECHNICAL PERSON SIGN**
CHECKED BY MILIND SIR

SCALE - 1:100 **Date:** 19/12/22
JOB NO - NP/AN/23/ENTRY/2968 **CHECK BY - -**

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahavir Varma

Postal Address : 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_pagnath_panchal

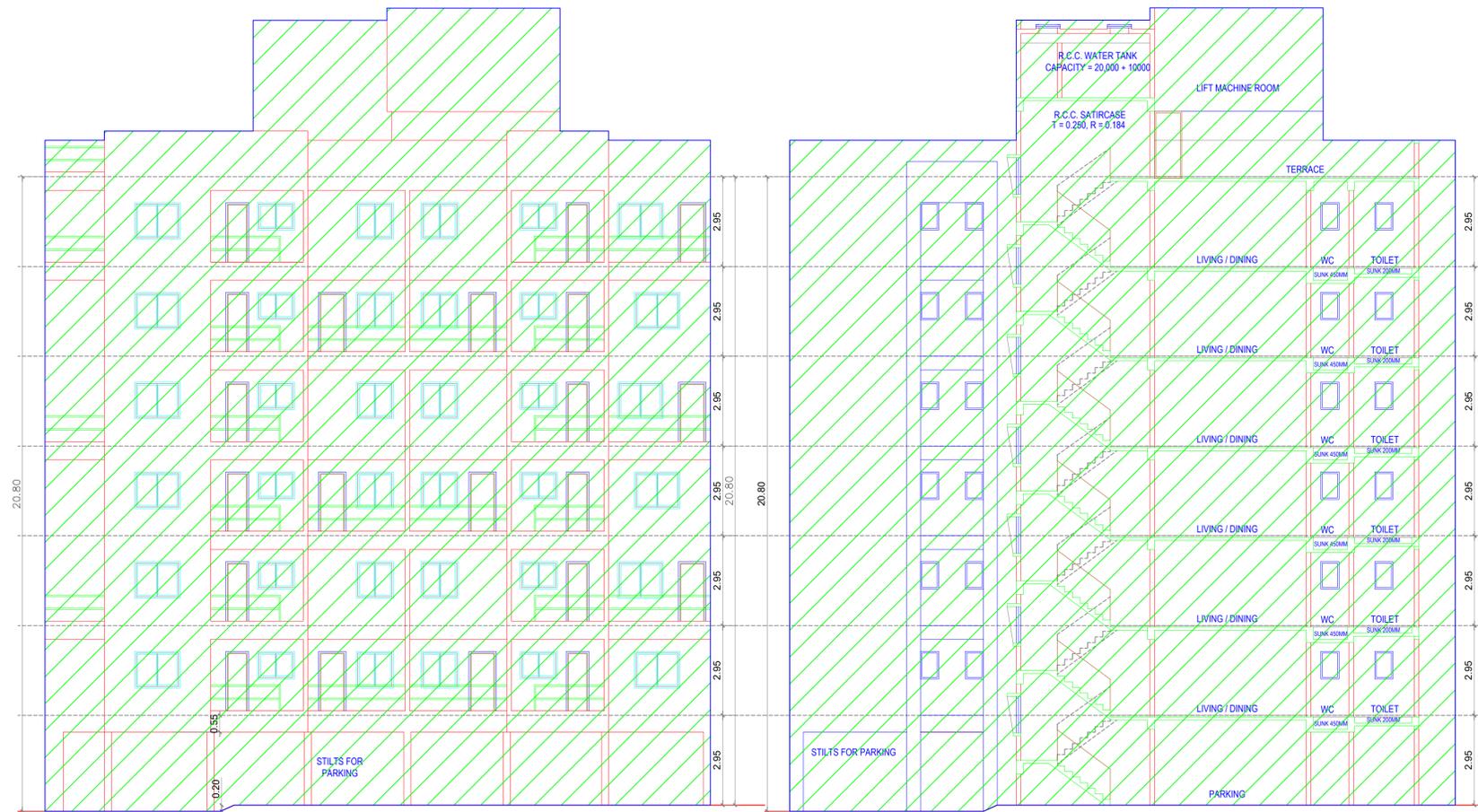
LOGO ADDRESS OF OFFICE OFFICE - pune

OWNERS SIGN - Verified by applicant **TECHNICAL PERSON SIGN** Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:42
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

SUBMISSION DRAWING

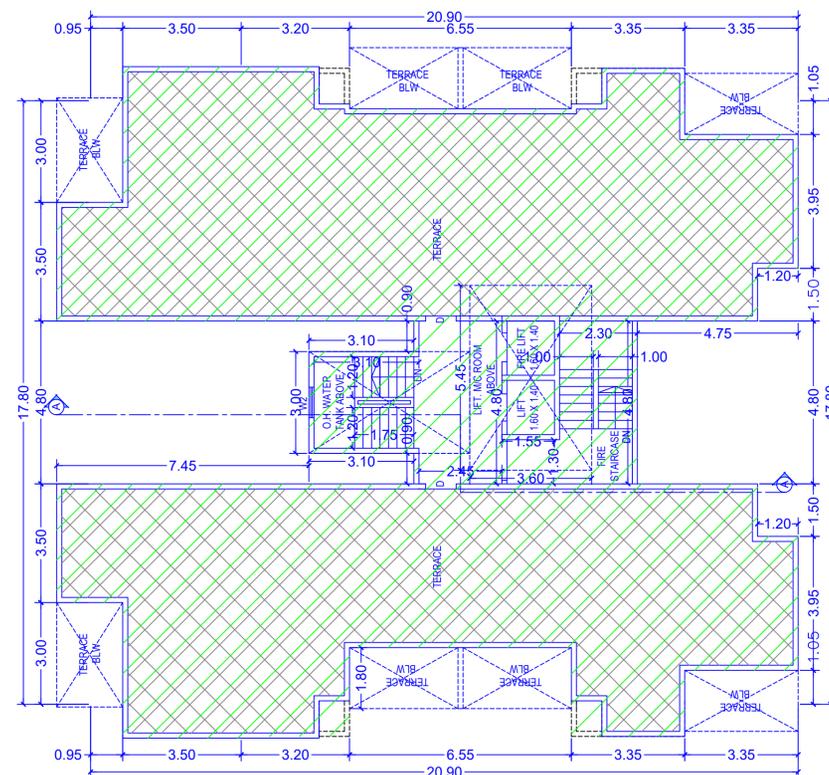
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 Date: 2023.02.16 13:34:21 IST
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 Location: Vadgaon Maval Nagar Panchayat



ELEVATION

SECTION - A-A



PREVIOUS SANCTION
 TERRACE FLOOR PLAN SCALE 1:100

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SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

ARCHITECT'S SIGN AND STAMP



PROJECT

PROPOSED REVISED RESIDENTIAL GROUP
 HOUSING SCHEME AT GAT NO. 107/1(P),
 VILLAGE - WADAGAON,
 TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMIARUNKUMAR RANDHIR MARG, NEAR
 FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
 Type of Proposal : Residential
 BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
 107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_panchal

LOGO ADDRESS OF OFFICE
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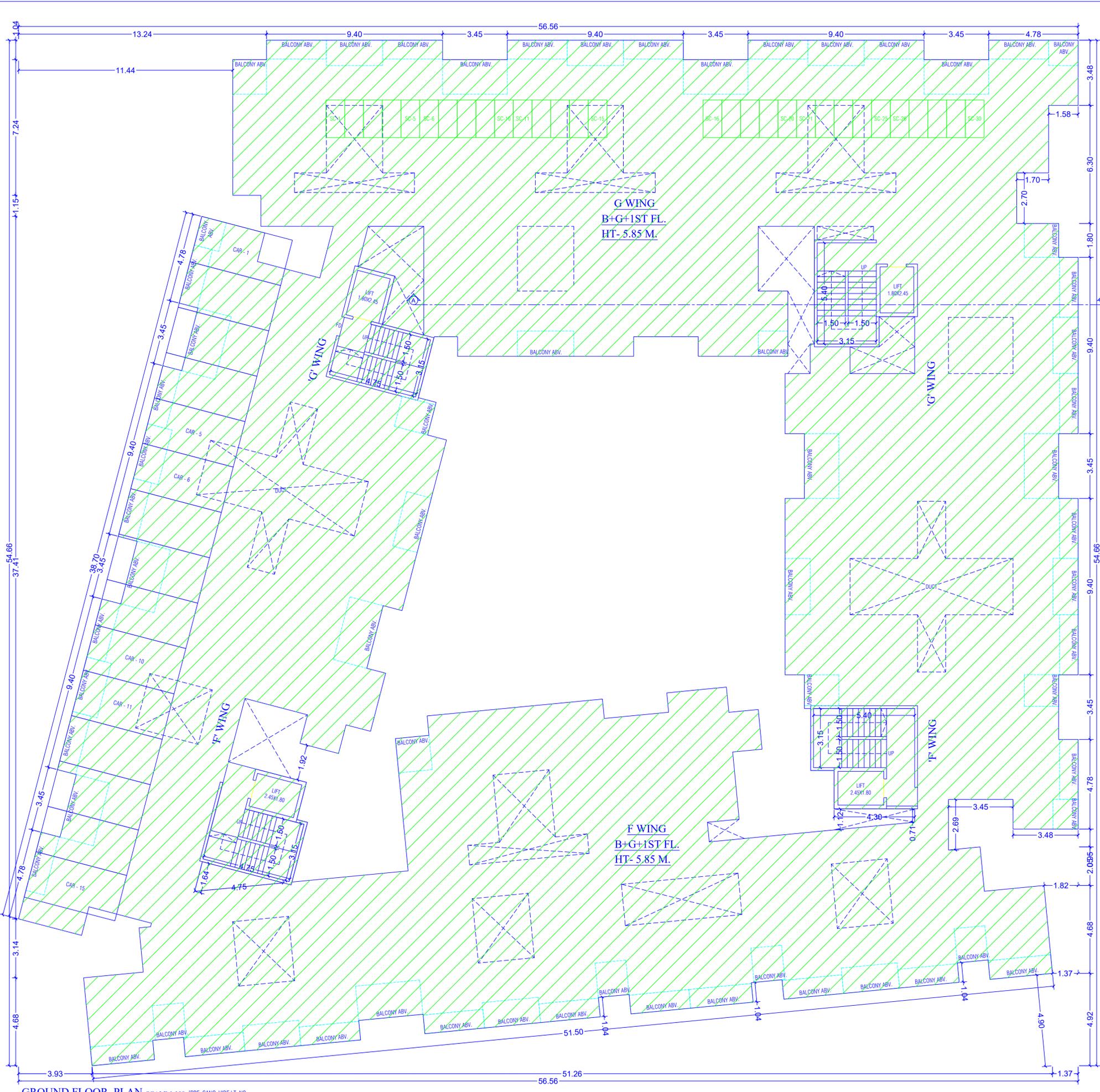
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 Location: Vadgaon Maval Nagar Panchayat



F.S.I. AREA STATEMENT (F&G WING)

FLOOR	RESI. AREA	NO. OF TENE	TOTAL BUP AREA
GROUND	0.00	- - -	- - -
FIRST	1798.94	18	1798.94
LIFT	17.64	0	0
TOTAL	1798.94	18	1798.94

WATER STORAGE CAPACITY (F WING)

FOR RESIDENTIAL PURPOSE

AMOUNT OF WATER REQUIRED PER PERSON	=	135	ltrs/day
WATER REQUIRED PER FLAT (5 person per flat)	=	675	ltrs/day
NO. OF FLATS IN THE SCHEME	=	18	Flat
WATER REQUIRED PER FLAT	18 X	675	= 12,150
SAYS	=	12,500	ltrs/day
CAPACITY O.H.WATER TANK REQUIRED	=	12,500	ltrs/day
FIRE FIGHTING TANK	=	-	ltrs/day
TOTAL CAPACITY O.H.WATER TANK REQUIRED	=	12,500	ltrs/day
UNDER GROUND WATER TANK	12,500 X	1.50	= 18,750
FIRE FIGHTING TANK	=	-	ltrs/day
TOTAL CAPACITY U.G.WATER TANK REQUIRED	=	18,750	ltrs/day

WATER STORAGE CAPACITY (G WING)

FOR RESIDENTIAL PURPOSE

AMOUNT OF WATER REQUIRED PER PERSON	=	135	ltrs/day
WATER REQUIRED PER FLAT (5 person per flat)	=	675	ltrs/day
NO. OF FLATS IN THE SCHEME	=	18	Flat
WATER REQUIRED PER FLAT	18 X	675	= 12,150
SAYS	=	12,500	ltrs/day
CAPACITY O.H.WATER TANK REQUIRED	=	12,500	ltrs/day
FIRE FIGHTING TANK	=	-	ltrs/day
TOTAL CAPACITY O.H.WATER TANK REQUIRED	=	12,500	ltrs/day
UNDER GROUND WATER TANK	12,500 X	1.50	= 18,750
FIRE FIGHTING TANK	=	-	ltrs/day
TOTAL CAPACITY U.G.WATER TANK REQUIRED	=	18,750	ltrs/day

PARKING STATEMENT (F WING) (UDCPR - TABLE NO.88)

OCCUPANCY	CARPET AREA	NO. OF FLAT	TOTAL AREA	PARKING REQUIRED	PARKING PROPOSED
RESIDENTIAL	40 TO 80 SQ.M. CARPET AREA	4	4	2 = 2	CAR SCOOTER
	30 TO 40 SQ.M. CARPET AREA	14	14	7 = 7	CAR SCOOTER
TOTAL PARKING REQUIRED					4 11
VISITOR PARKING 05%					1 1
TOTAL PARKING PROPOSED					5 12

PARKING STATEMENT (G WING) (UDCPR - TABLE NO.88)

OCCUPANCY	CARPET AREA	NO. OF FLAT	TOTAL AREA	PARKING REQUIRED	PARKING PROPOSED
RESIDENTIAL	30 TO 40 SQ.M. CARPET AREA	18	18	2 = 9	CAR SCOOTER
	20 TO 30 SQ.M. CARPET AREA	9	9	4 = 4	CAR SCOOTER
TOTAL PARKING REQUIRED					4 8
VISITOR PARKING 05%					1 1
TOTAL PARKING PROPOSED					5 9

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 Subhash Nagar, Shukrawar Peth, Pune - 411002

SCALE: 1:100
 DRAWN BY: NIRAJ
 CHECKED BY: MILIND SIR

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1 (P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma

Postal Address: 155/24, SHIVLAXMIARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
 Type of Proposal: Residential BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS:
 107/1(P) Vadgaon, Maval, Pune

Name Of Architect: milind_panchal@panchal.com

LOGO: OFFICE - pune

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
 Digitally signed by MILIND PANCHAL
 Date: 2023.02.16 12:42:22 IST
 Reason: Technical Person Sign
 Location: Vadgaon Maval Nagar Panchayat

SCALE - 1:100 Date: 19/12/22

JOB NO - NP/AM/23/ENTRY-29668 CHECK BY - -

SUBMISSION DRAWING

Signature Not Verified

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Date: 2023.02.16 13:32:21 IST
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Location: Vadgaon Maval Nagar Panchayat



FIRST FLOOR PLAN SCALE 1:100
[PRE SANCTIONED] (NPA/M/RB/2022/APL/00006)

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Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shurwarwar Peth, Pune - 411002



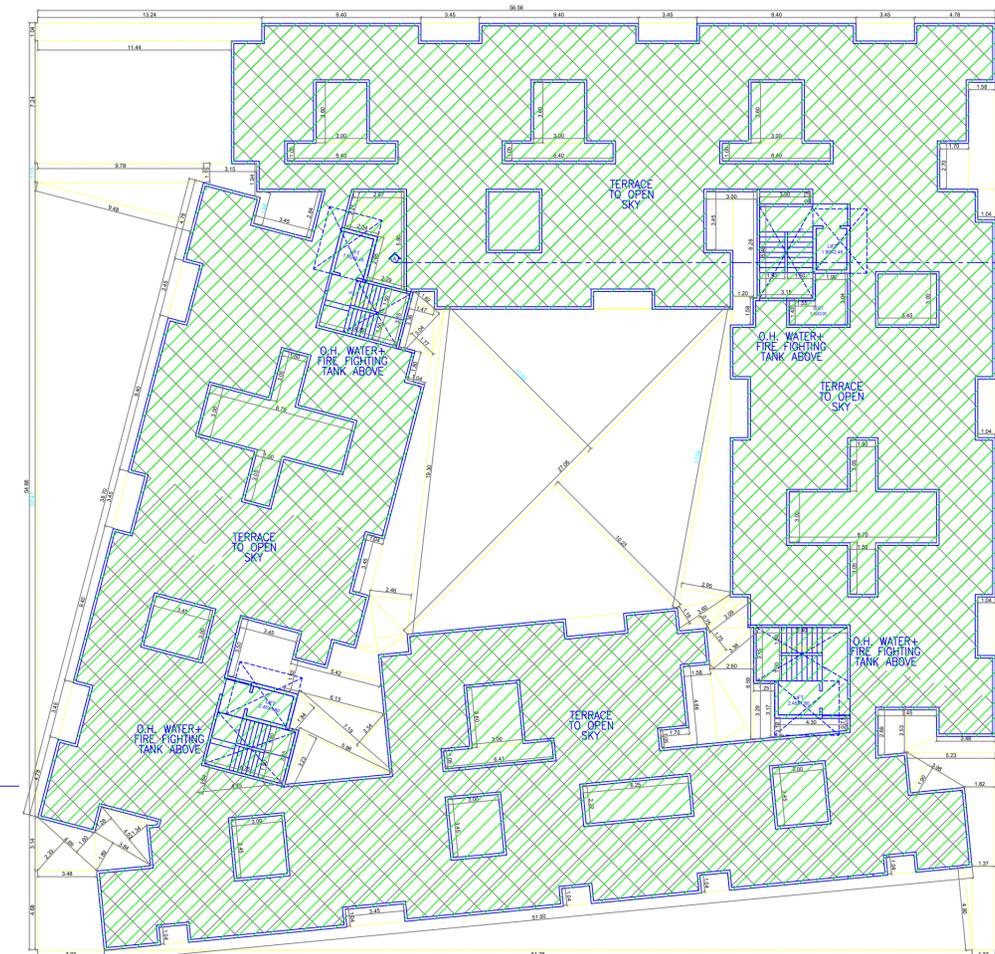
SCALE	1:100	DRAWN BY	NIRAJ
CHECKED BY			MILIND SIR
ARCHITECT'S SIGN AND STAMP			

PROJECT	
PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.	
Name Of: Owner Sitaram Mahavir Varma	
Postal Address : 155/24, SHIVLAXMI RANDEKAR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra	
Phone No. 9011727772	
DESCRIPTION OF PROJECT :	
Type of Proposal : Residential BUILDING ON CTS. NO./SURVEY NO.-107	
SITE ADDRESS : 107/1(P) Vadgaon, Maval, Pune	
Name Of Architect : milind_panchal	
LOGO	ADDRESS OF OFFICE
	Office - pune
OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature Not Verified
	Digitally signed by MILIND PANCHAL Date: 2023.02.16 12:42:22 IST Reason: Approved Drawing Plan Location: Vadgaon Maval Nagar Panchayat
SCALE - 1:100	Date: 19/12/22
JOB NO - NPA/M/RB/2022/APL/00006	CHECK BY - -
SUBMISSION DRAWING	



Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:32:22 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar
Panchayat

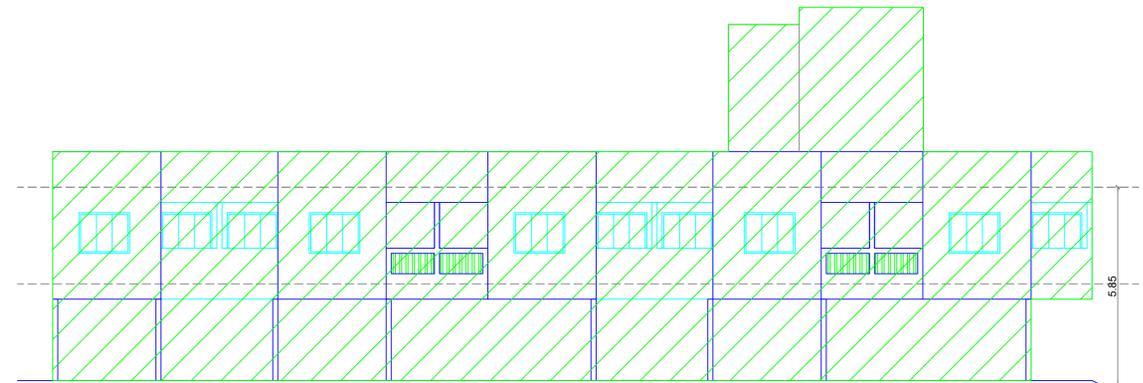


TERRACE FLOOR PLAN SCALE 1:200

[PRE. SANC. VIDE LT. NO. NPVMN/RB/2022/APL/00006]

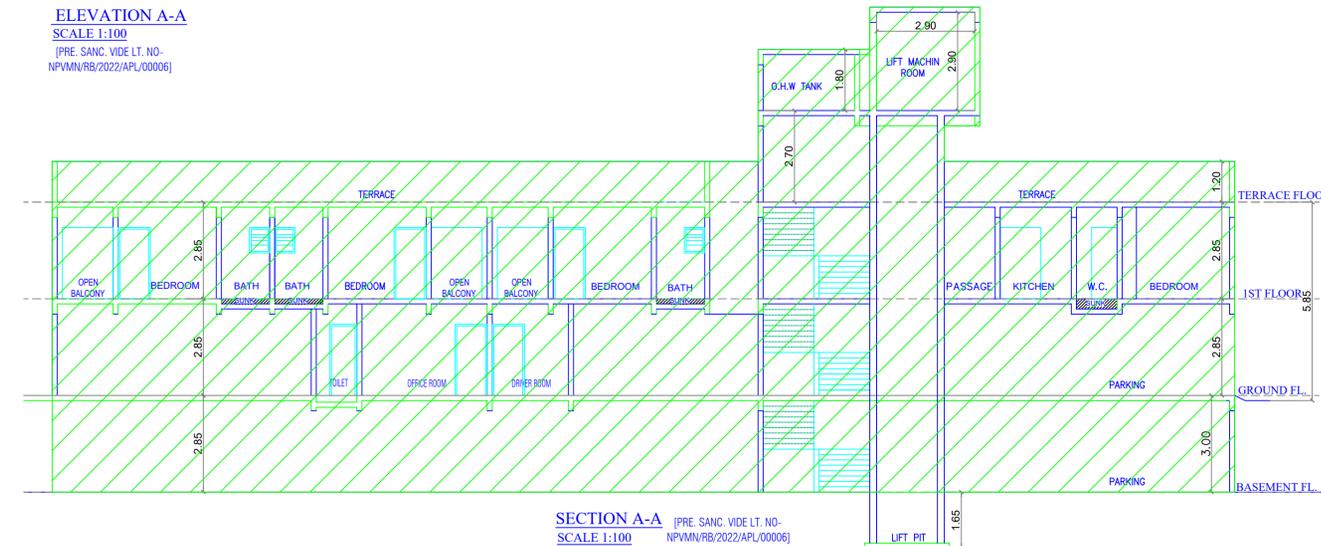
Sr. No.	Length	Width	No.	Total Sq.M.
41	5.96	3.23	0.5	9.63
42	(1.12+0.71) X 4.30	0.50		3.93
43	(3.29+3.17) X 1.25	0.50		4.04
44	5.13	1.96	0.50	5.03
45	1.58	4.66	1	7.36
46	1.70	1.05	1	1.79
47	6.59	2.60	0.5	8.57
48	3.38	1.75	0.5	2.96
49	3.09	1.44	0.5	2.22
50	3.09	0.62	0.5	0.96
51	3.60	0.75	0.5	1.35
52	3.60	1.19	0.5	2.14
53	17.54	2.95	0.5	25.87
54	27.06	10.23	0.5	138.41
55	27.06	11.92	0.5	161.28
56	1.20	1.58	1	1.90
57	1.58	3.45	1	5.45
58	6.28	1.43	1	8.98
59	3.00	0.73	1	2.19
60	1.55	1.43	1	2.22
61	1.90	3.04	1	5.78
62	3.00	3.45	6	62.10
63	1.50	3.05	4	18.30
64	8.70	3.00	2	52.20
65	6.25	2.22	1	13.88
66	6.40	1.05	4	26.88
67	3.00	3.60	4	43.20
68	4.75	1.64	0.5	3.90
69	3.45	3.50	1	12.08
70	4.12	1.54	0.5	3.17
71	4.12	1.47	0.5	3.03
72	5.80	1.55	0.5	4.50
73	3.50	1.73	0.5	3.03
L	1.80	2.45	4	17.64
TOTAL DEDUCTION (B)				665.94
TOTAL DEDUCTION AREA (A+B)				
NET AREA				644.33 + 665.94 = 1310.27
FIRST FLOOR AREA				3091.57 - 1310.27 = 1781.30

[PRE. SANC. VIDE LT. NO. NPVMN/RB/2022/APL/00006]



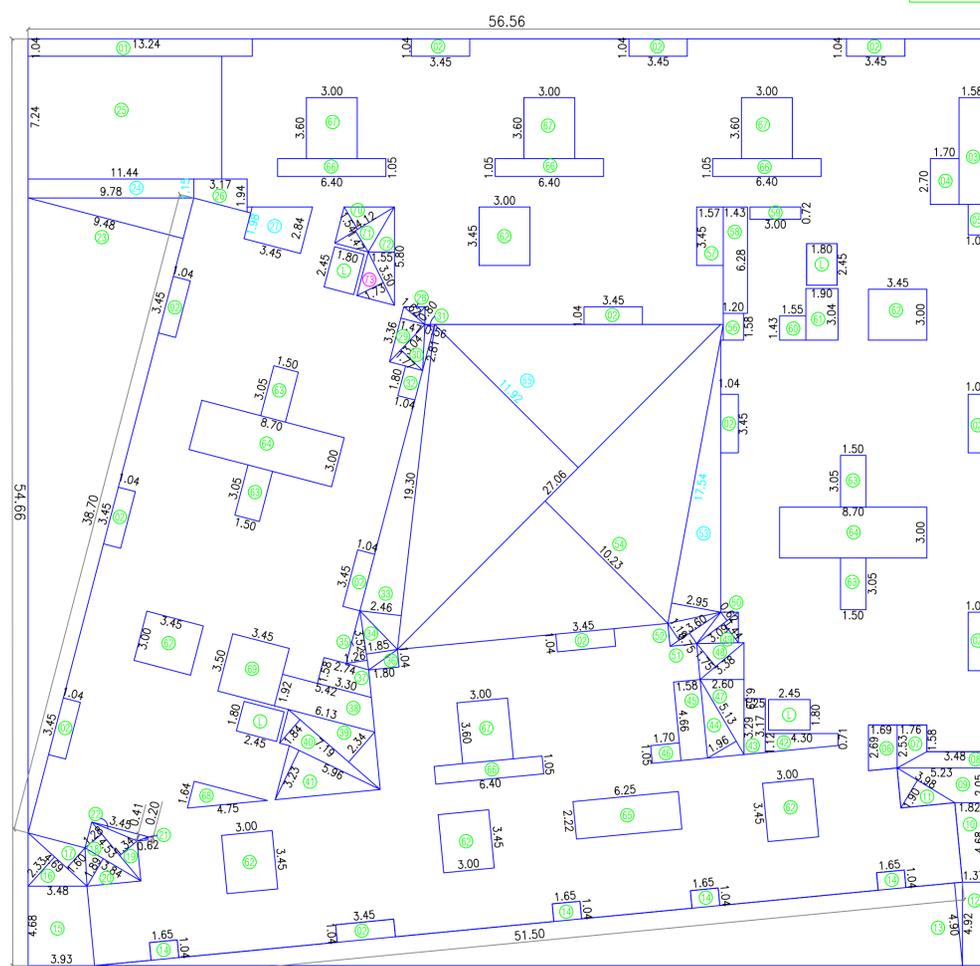
ELEVATION A-A
SCALE 1:100

[PRE. SANC. VIDE LT. NO. NPVMN/RB/2022/APL/00006]



SECTION A-A
SCALE 1:100

[PRE. SANC. VIDE LT. NO. NPVMN/RB/2022/APL/00006]



AREA KEY PLAN FOR ('P' LINE)

FIRST FLOOR [PRE. SANC. VIDE LT. NO. NPVMN/RB/2022/APL/00006]

FIRST FLOOR AREA CALCULATION

Sr. No.	Length	Width	No.	Total Sq.M.
ADDITIONS FOR				
A	56.56	54.66	1	3091.57
DEDUCTION				
1	13.24	1.04	1	13.77
2	3.45	1.04	13	46.64
3	1.58	6.30	1	9.95
4	1.70	2.70	1	4.59
5	1.04	1.80	1	1.87
6	(2.69+2.53) X 1.69	0.50		4.41
7	(2.53+1.58) X 1.76	0.50		3.62
8	(3.48+5.23) X 0.95	0.50		4.14
9	(5.23+1.82) X 2.05	0.50		7.23
10	(1.82+1.37) X 4.68	0.50		7.46
11	3.98	1.90	0.50	3.78
12	1.37	4.92	1	6.74
13	51.50	4.90	0.50	126.18
14	1.64	1.04	4	6.82
15	(3.48+3.93) X 4.68	0.50		17.34
16	4.69	2.33	0.50	5.46
17	4.69	1.60	0.50	3.75
18	4.53	1.28	0.50	2.90
19	4.53	1.34	0.50	3.04
20	3.84	1.89	0.50	3.63
21	0.62	0.20	0.50	0.06
22	3.45	0.41	0.50	0.71
23	38.70	9.48	0.50	183.44
24	9.78	1.15	1	11.25
25	11.44	7.24	1	82.83
26	(1.15+1.94) X 3.17	0.50		4.90
27	(2.84+1.98) X 3.45	0.50		8.32
28	1.62	0.80	0.50	0.65
29	3.36	1.47	0.50	2.47
30	3.04	1.77	0.50	2.69
31	2.81	0.56	0.50	0.79
32	1.80	1.04	1	1.87
33	19.30	2.46	0.50	23.74
34	3.52	1.85	0.50	3.26
35	3.52	1.26	0.50	2.22
36	1.80	1.04	0.50	0.94
37	(2.74+3.30) X 1.58	0.50		4.77
38	(5.42+6.13) X 1.92	0.50		11.09
39	7.19	2.34	0.50	8.41
40	7.19	1.84	0.50	6.61
TOTAL DEDUCTION (A)				644.33

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
This sanction drawing is prepared from information, instructions, specifications, demarcation & legal documents given by me / us (the owner / p.a.h./lessee) to the architect.
I / we (the owner / p.a.h./lessee) have read & studied all documents along with this drawings for submission and they are as per my instructions and information given by me / us (the owner / p.a.h./lessee) to architect.
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M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hirabag Business Center Office No. - 217 & 218
Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shukrawar Peth, Pune - 411002

SCALE	1:100	DRAWN BY	NIRAJ
CHECKED BY	MILIND SIR		

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP
HOUSING SCHEME AT GAT NO. 107/1(P),
VILLAGE - WADAGAON,
TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma
Postal Address : 155/24, SHIVLAXMI RANDEKAR MARG, NEAR
FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

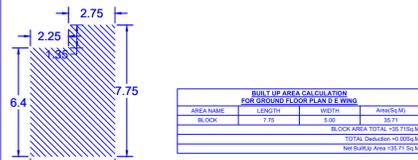
Phone No. 9011272772
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

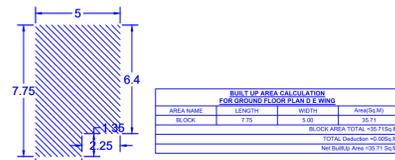
Name Of Architect : milind_panchal
LOGO ADDRESS OF OFFICE
OFFICE -
pune

OWNERS SIGN -
Verified by applicant
TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:22
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar
Panchayat

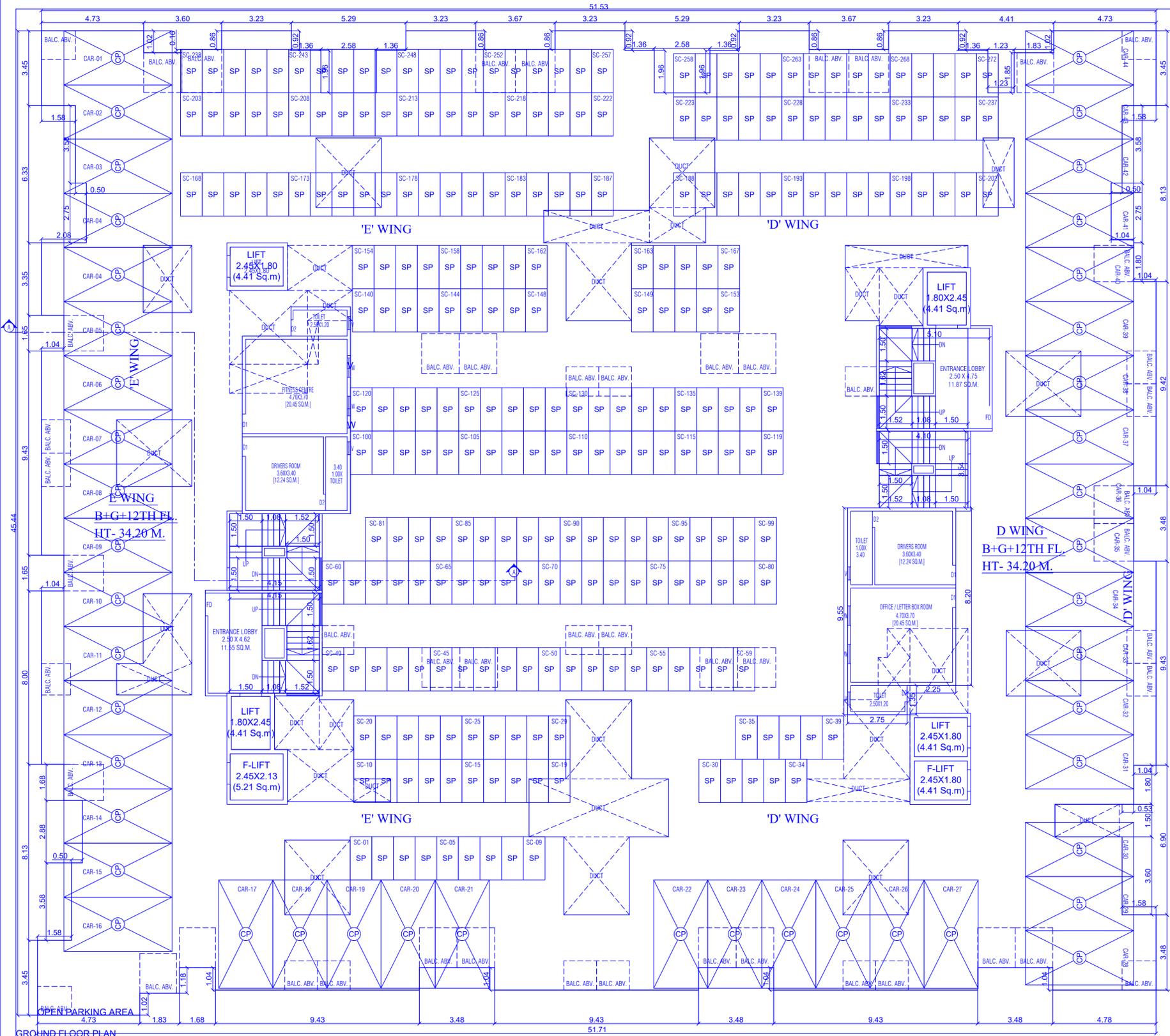
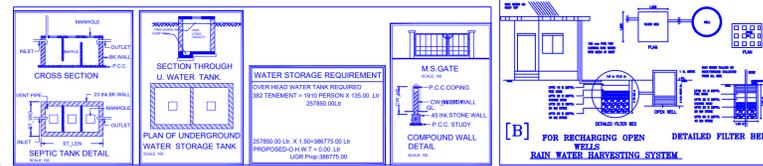
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JOB NO - NPVMN/23-ENTRY-29668 CHECK BY -
SUBMISSION DRAWING



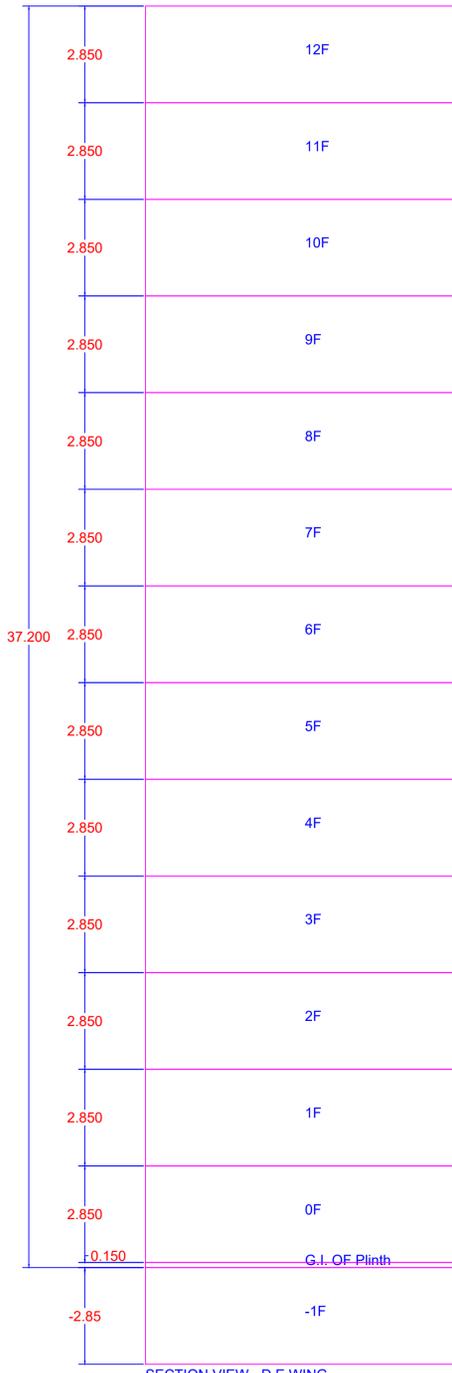
BUILT-UP AREA CALCULATION GROUND FLOOR PLAN D E WING



BUILT-UP AREA CALCULATION GROUND FLOOR PLAN D E WING



GROUND FLOOR PLAN SCALE 1:100



SECTION VIEW - D E WING

Signature Not Verified
Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:32:22 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat

PROJECT
PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

OWNER'S NAME & SIGN.
Mr. Sitaram Mahaveer Varma

ARCHITECT
MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hirabai Business Center Office No. - 217 & 218
Second Floor, C-15, No. - 1077, Firdausi, A-7A,
Subhash Nagar, Shukrawar Path, Pune - 411002
PH: 9420022777 FAX: 9420022777

SCALE 1:100 **DRAWN BY** NIRAJ
CHECKED BY MILIND SIR

ARCHITECT'S SIGN AND STAMP
Name Of: Owner Sitaram Mahaveer Varma
Postal Address: 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra
Phone No. 9011272772
DESCRIPTION OF PROJECT:
Type of Proposal: Residential
BUILDING ON CTS. NO./SURVEY NO.-107
SITE ADDRESS:
107/1(P) Vadgaon, Maval, Pune

Name Of Architect: milind_pagnath_panchal
LOGO OFFICE - pune

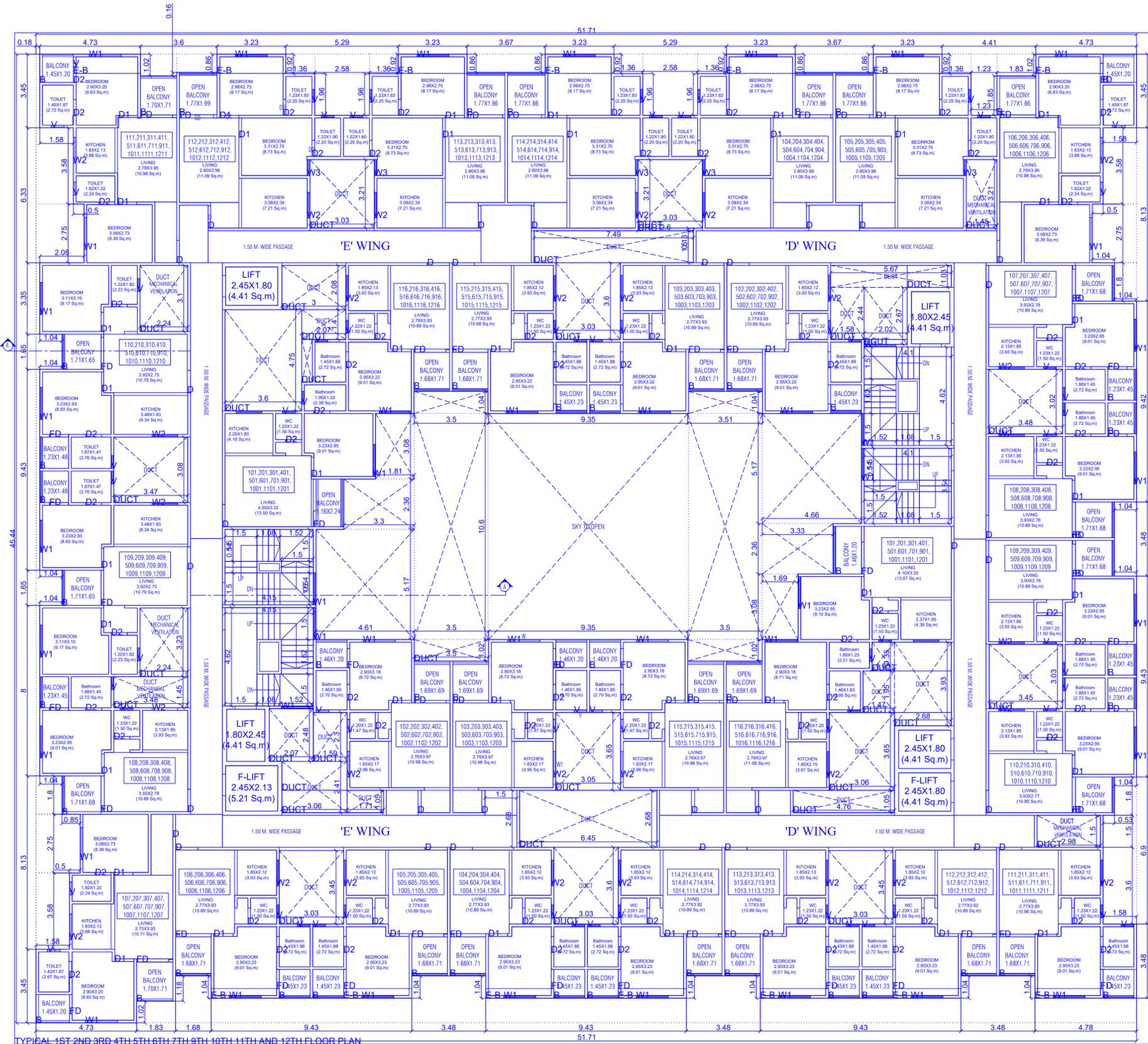
OWNERS SIGN - Verified by applicant
TECHNICAL PERSON SIGN - Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:22 IST
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

SCALE - 1:100 **Date:** 19/12/22
JOB NO - NP/AN/23/ENTRY-29668 **CHECK BY** - -

SUBMISSION DRAWING

Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:22 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar
Panchayat



TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH AND 12TH FLOOR PLAN
SCALE 1:100

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
This sanction drawing is prepared from - information, instructions, specifications, demarcation & legal documents given by me / us (the owner / p.a.h./lessee) to the architect.
I / We (the owner / p.a.h./lessee) have read & studied all documents along with this drawings for submission and they are as per my instructions and information given by me / us (the owner / p.a.h./lessee) to architect.
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M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hrabaug Business Center Office No. - 217 & 218
Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shukrawar Peth, Pune - 411002

ll Associates
ARCHITECTS | INTERIORS | LANDSCAPE PLANNERS | DESIGNERS | CONSULTANTS

SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:42
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

SCALE - 1:100
Date: 19/12/22

JOB NO - NPAN23-ENTRY-29668
CHECK BY - -

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. - 9011272772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_panchal

LOGO

ADDRESS OF OFFICE
OFFICE - pune

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:42
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

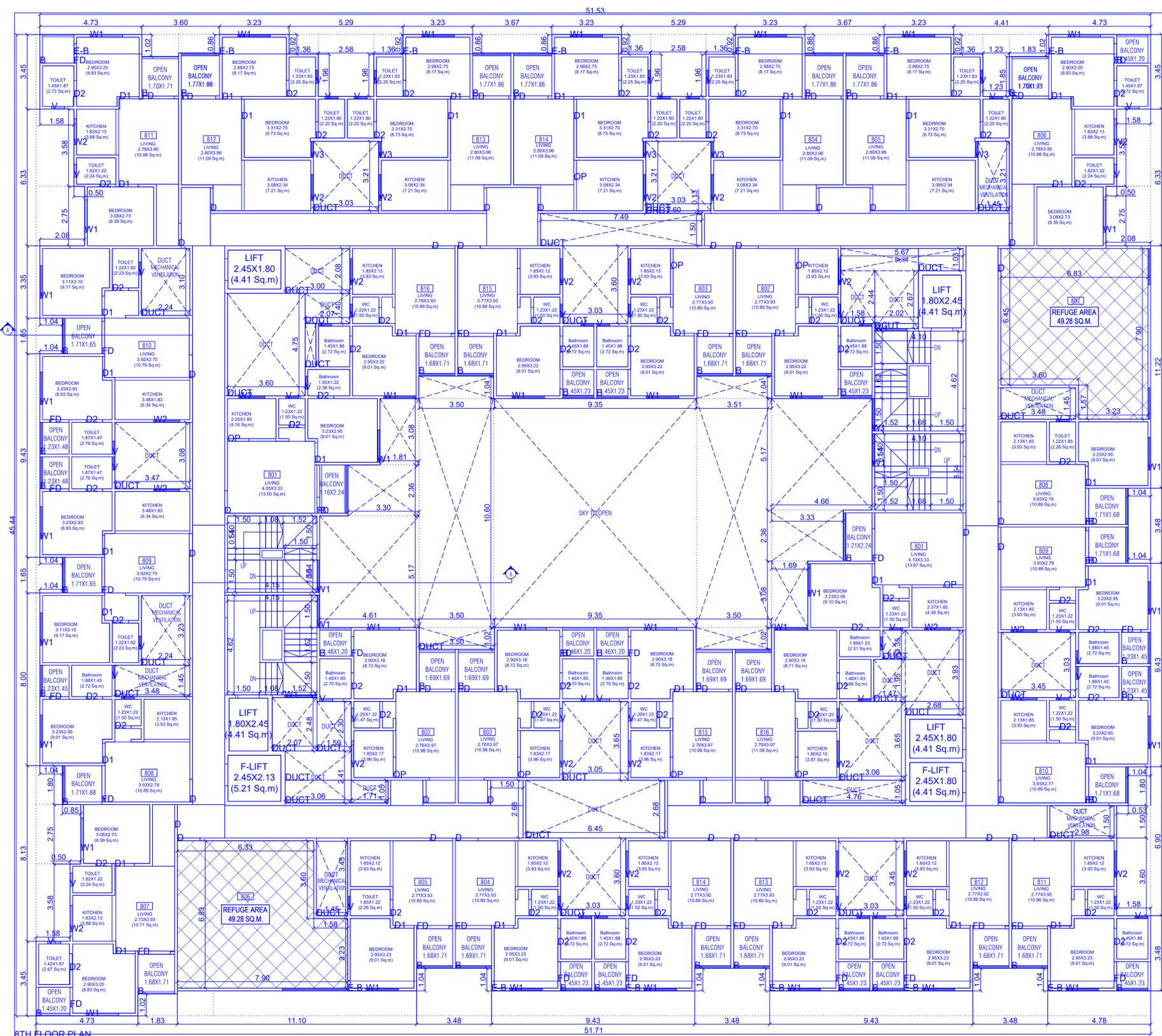
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Date: 19/12/22

JOB NO - NPAN23-ENTRY-29668
CHECK BY - -

SUBMISSION DRAWING

Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:22 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar
Panchayat



8TH FLOOR PLAN
SCALE 1:100

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
This sanction drawing is prepared from - information, instructions, specifications, demarcation & legal documents given by me / us (the owner / p.a.h./lessee) to the architect.
I / we (the owner / p.a.h./lessee) have read & studied all documents along with this drawings for submission and they are as per my instructions and information given by me / us (the owner / p.a.h./lessee) to architect.
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M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

ARCHITECT
MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hrabaug Business Center Office No. - 217 & 218
Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shukrawar Peth, Pune - 411002

SCALE 1:100 **DRAWN BY** NIRAJ **TECHNICAL PERSON SIGN** Signature Not Verified
CHECKED BY MILIND SIR Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:22 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat

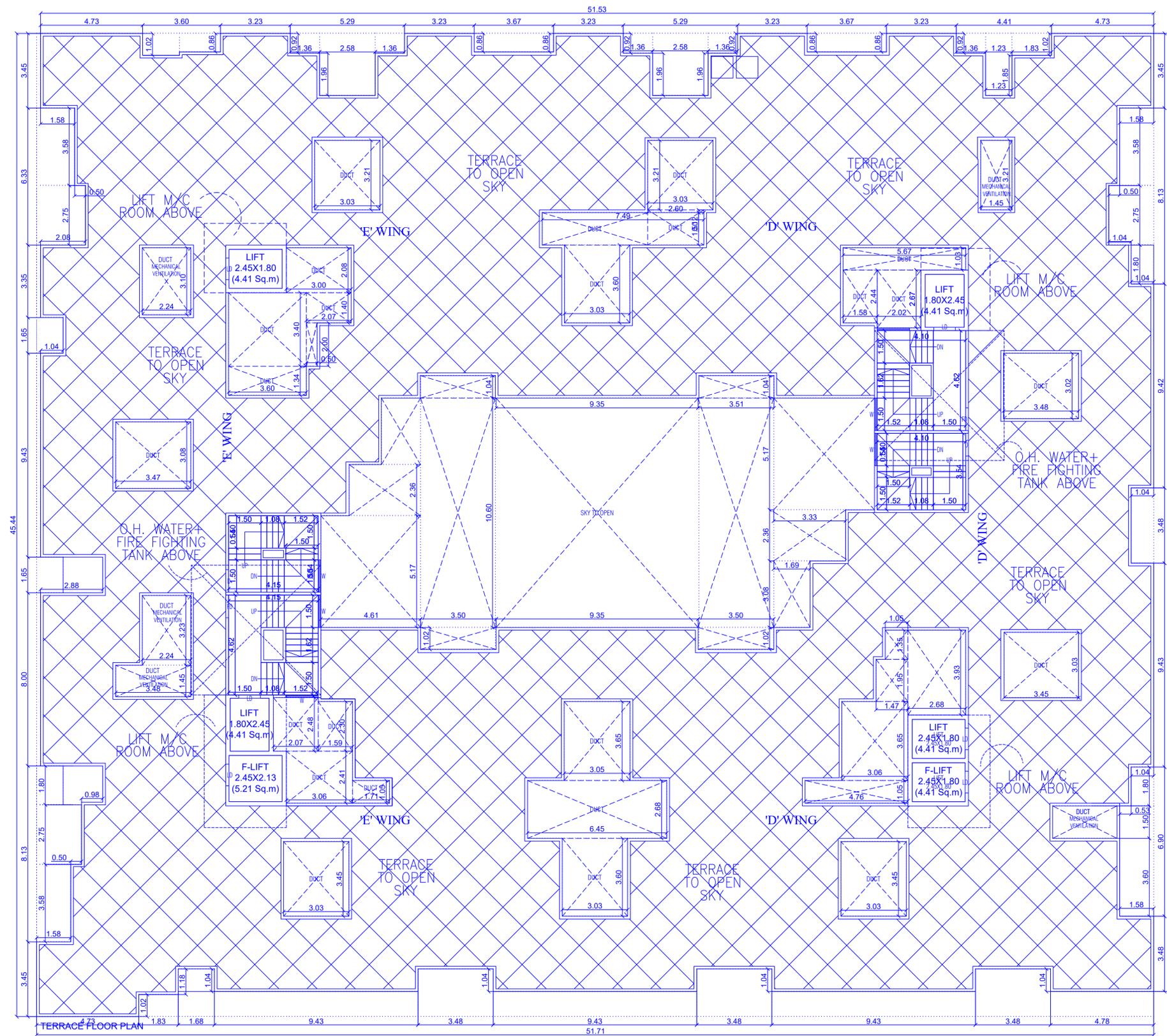
SCALE - 1:100 **Date:** 19/12/22
JOB NO - NPAN-23-ENTRY-29668 **CHECK BY - -**

ARCHITECT'S SIGN AND STAMP

PROJECT	
PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 1071(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.	
Name Of: Owner Sitaram Mahavir Varma	
Postal Address : 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra	
Phone No. - 9011727772	
DESCRIPTION OF PROJECT :	
Type of Proposal : Residential BUILDING ON CTS. NO./SURVEY NO.-107	
SITE ADDRESS : 1071(P) Vadgaon, Maval, Pune	
Name Of Architect : milind_panchal	
ADDRESS OF OFFICE : OFFICE - pune	
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
SUBMISSION DRAWING	

Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:23 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat



TERRACE FLOOR PLAN
SCALE 1:200

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
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M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hirabag Business Center Office No. - 217 & 218
Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar , Shukrawar Peth, Pune - 411002

ll Associates
ARCHITECTS | INTERIORS | LANDSCAPE
PLANNERS | DESIGNERS | CONSULTANTS
+91-98200777777

SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

Name Of : Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMIARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS : 107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_panchal

LOGO

ADDRESS OF OFFICE : pune

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified Digitally signed by MILIND PANCHAL Date: 2023.02.16 12:42:24 Reason: Technical Person Sign Location: Vadgaon Maval Nagar Panchayat
--	--

SCALE - 1:100 Date: 19/12/22

JOB NO - NPVMN-22-ENTRY-256 CHECK BY --

SUBMISSION DRAWING

Signature Not Verified
Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:23 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat



ELEVATION A-A [WING D & E]
SCALE 1:100

SECTION A-A [WING D & E]
SCALE 1:100

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
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M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hirabaug Business Center Office No. - 217 & 218
Second floor, C-13, No. - 107/1, Firdal Park, Pune - 411002
Subhash Nagar, Shukrawar Path, Pune - 411002



SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

ARCHITECT'S SIGN AND STAMP
Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMIARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011727772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_pagnath_panchal

LOGO	ADDRESS OF OFFICE
	Office - pune

OWNERS SIGN -
Verified by applicant

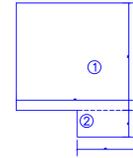
TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by MILIND PANCHAL
Date: 2023.02.16 12:42:42 IST
Reason: Technical Person Sign
Location: Vadgaon Maval Nagar Panchayat

SCALE - 1:100	Date: 19/12/22
JOB NO - NPVMN-22-ENTRY-256	CHECK BY - -

SUBMISSION DRAWING

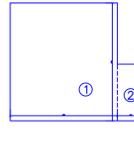
Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:23 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar
Panchayat



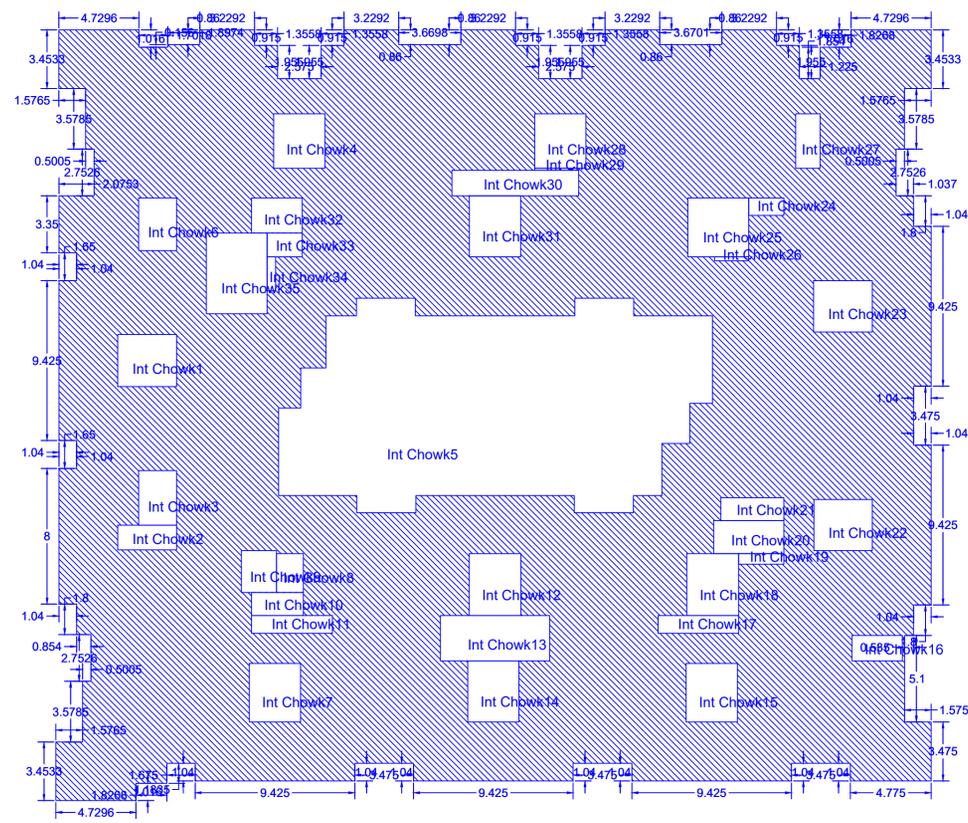
REFUGE AREA KYE PLAN
(SCALE = 1:200)

REFUGE AREA CALCULATION
'D' WING EIGHTH FLOOR PLAN
REQUIRED REFUGE AREA = 2 FLOORS FLAT X 5 PERSONS/FLAT
= 16 X 2 FLOOR X 5 PER./FLAT
= 160 PERSONS = 160 PER. X 0.30 SQ.M
REQUIRED REFUGE AREA = 48.00 SQ.M.
PROVIDED REFUGE AREA = 49.28 SQ.M.

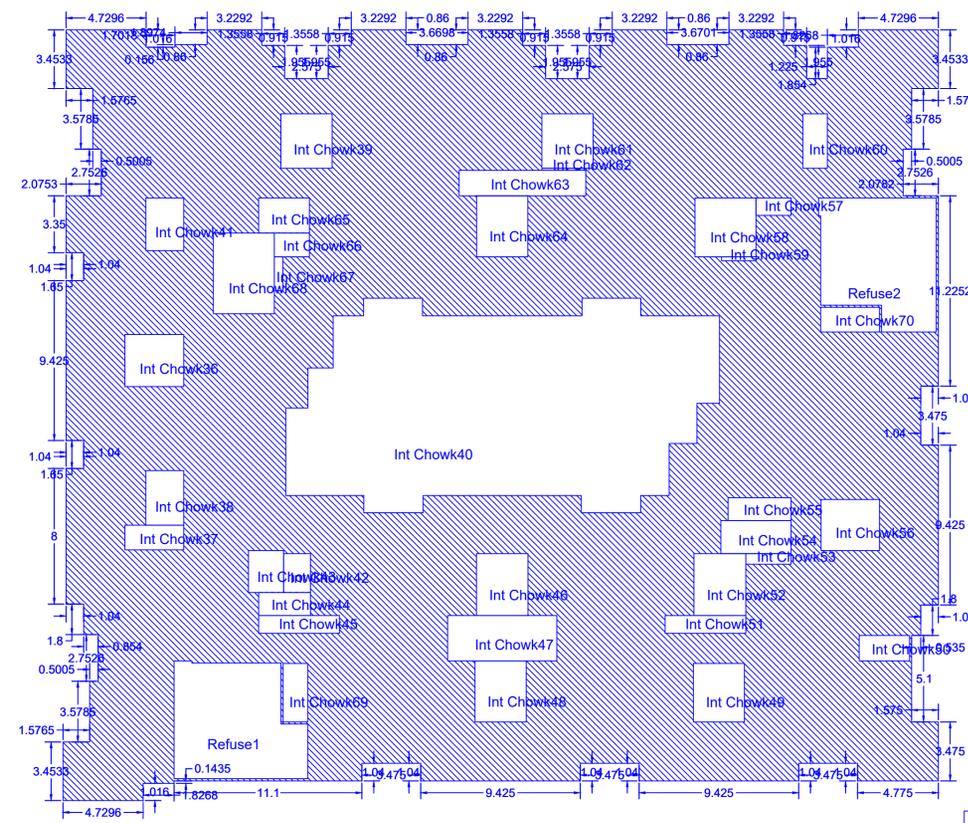


REFUGE AREA KYE PLAN
(SCALE = 1:200)

REFUGE AREA CALCULATION
'E' WING EIGHTH FLOOR PLAN
REQUIRED REFUGE AREA = 2 FLOORS FLAT X 5 PERSONS/FLAT
= 16 X 2 FLOOR X 5 PER./FLAT
= 160 PERSONS = 160 PER. X 0.30 SQ.M
REQUIRED REFUGE AREA = 48.00 SQ.M.
PROVIDED REFUGE AREA = 49.28 SQ.M.



BUILT-UP AREA CALCULATION TYPICAL 1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH AND 12TH FLOOR PLAN D E WING



BUILT-UP AREA CALCULATION 8TH FLOOR PLAN D E WING

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	51.71	45.44	2385.64
BLOCK AREA TOTAL = 2385.64 SQ.M			
Int Chowk35	-	-	17.10
Int Chowk34	-	-	1.00
Int Chowk33	-	-	2.90
Int Chowk32	-	-	4.22
Int Chowk31	-	-	10.89
Int Chowk30	-	-	11.22
Int Chowk29	-	-	0.32
Int Chowk28	-	-	9.72
Int Chowk27	-	-	10.51
Int Chowk26	-	-	0.46
Int Chowk25	-	-	12.50
Int Chowk24	-	-	2.13
Int Chowk23	-	-	10.43
Int Chowk22	-	-	10.43
Int Chowk21	-	-	5.02
Int Chowk20	-	-	8.09
Int Chowk19	-	-	1.86
Int Chowk18	-	-	11.18
Int Chowk17	-	-	4.99
Int Chowk16	-	-	4.46
Int Chowk15	-	-	10.43
Int Chowk14	-	-	10.89
Int Chowk13	-	-	17.25
Int Chowk12	-	-	11.13
Int Chowk11	-	-	5.01
Int Chowk10	-	-	4.14
Int Chowk9	-	-	5.13
Int Chowk8	-	-	3.64
Int Chowk7	-	-	10.43
Int Chowk6	-	-	6.95
Int Chowk5	-	-	261.84
Int Chowk4	-	-	9.72
Int Chowk3	-	-	7.23
Int Chowk2	-	-	5.03
Int Chowk1	-	-	10.68
TOTAL Deduction = 603.87 Sq.M			48.37
Net BuiltUp Area = 1670.60 Sq.M			

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	51.71	45.44	2385.26
BLOCK AREA TOTAL = 2385.26 SQ.M			
Int Chowk70	-	-	5.03
Int Chowk69	-	-	5.03
Int Chowk68	-	-	17.10
Int Chowk67	-	-	1.00
Int Chowk66	-	-	2.90
Int Chowk65	-	-	9.32
Int Chowk64	-	-	10.89
Int Chowk63	-	-	11.22
Int Chowk62	-	-	0.32
Int Chowk61	-	-	9.72
Int Chowk60	-	-	4.46
Int Chowk59	-	-	0.46
Int Chowk58	-	-	12.50
Int Chowk57	-	-	2.13
Int Chowk56	-	-	10.43
Int Chowk55	-	-	5.02
Int Chowk54	-	-	8.09
Int Chowk53	-	-	1.86
Int Chowk52	-	-	11.18
Int Chowk51	-	-	4.99
Int Chowk50	-	-	4.46
Int Chowk49	-	-	10.43
Int Chowk48	-	-	10.89
Int Chowk47	-	-	17.25
Int Chowk46	-	-	11.13
Int Chowk45	-	-	5.01
Int Chowk44	-	-	4.14
Int Chowk43	-	-	5.13
Int Chowk42	-	-	3.64
Int Chowk41	-	-	6.95
Int Chowk40	-	-	261.84
Int Chowk39	-	-	9.72
Int Chowk38	-	-	7.23
Int Chowk37	-	-	5.03
Int Chowk36	-	-	10.68
Refuse2	-	-	48.37
Refuse1	-	-	10.68
TOTAL Deduction = 603.87 Sq.M			48.37
Net BuiltUp Area = 1988.39 Sq.M			

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
This sanction drawing is prepared from information, instructions, specifications, demarcation & legal documents given by me / us (the owner / p.a.h./lessee) to the architect.
I / We (the owner / p.a.h./lessee) have read & studied all documents along with this drawings for submission and they are as per my instructions and information given by me / us (the owner / p.a.h./lessee) to architect.
I/we undersigned hereby confirm that i/we would abide by plans sanctioned by T.P.S.D.O. I/we would execute the structure as per sanctioned plans, also i/we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. any other construction done on site without prior approval of architect is sole our responsibility mine/our and i/we will not held architect responsible for same.

M/s. Shrirav Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. Milind Panchal
Hirabaug Business Center Office No. - 217 & 218
Second Floor, C.T.S. No. - 1077 Final Plot No. 47A,
Subhash Nagar, Shukrawar Peth, Pune - 411002

ASSOCIATES
ARCHITECTS | INTERIOR | LANDSCAPE
PLANNERS | DESIGNERS | CONSULTANTS
+91-9820077777

SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

ARCHITECT'S SIGN AND STAMP

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP
HOUSING SCHEME AT GAT NO. 107/1(P),
VILLAGE - WADAGAON,
TAL. - MAVAL, DIST - PUNE.

Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR
FIRE BRIDGE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. 9011272772

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect : milind_pagnath_panchal

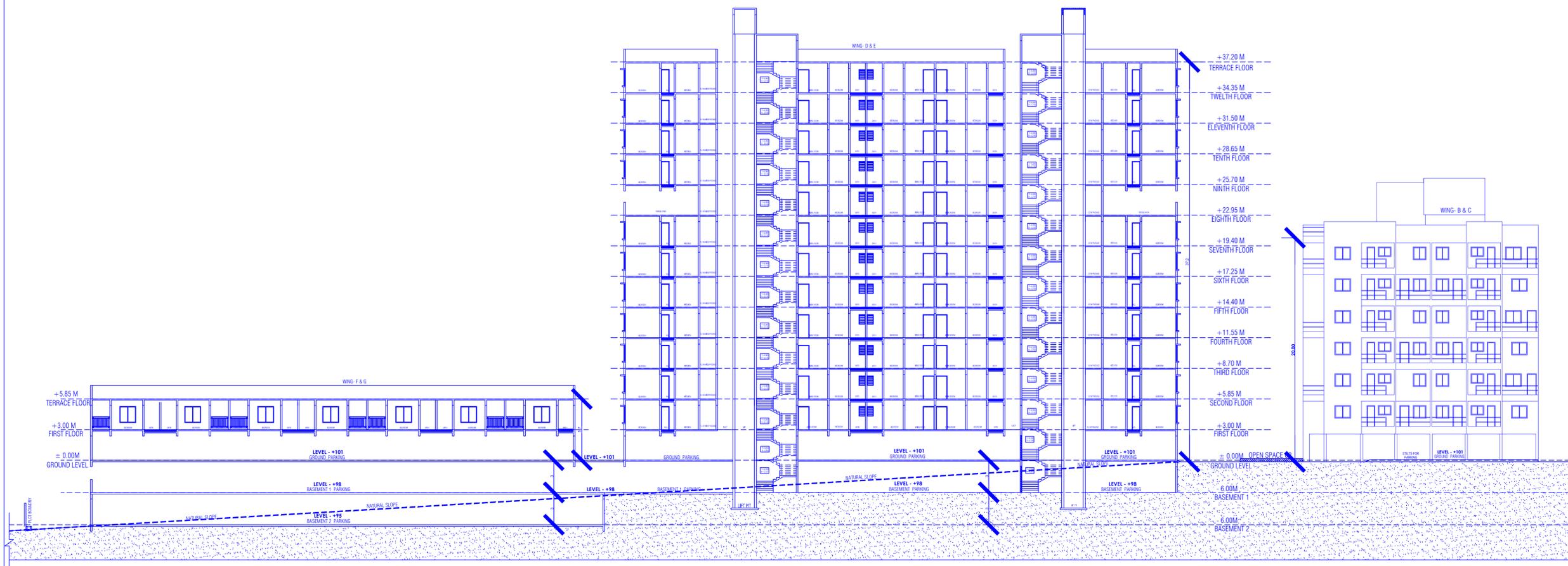
LOGO	ADDRESS OF OFFICE
	Office - pune

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified Digitally signed by MILIND PANCHAL Date: 2023.02.16 12:42:42 Reason: Technical Person Sign Location: Vadgaon Maval Nagar Panchayat
SCALE - 1:100	Date: 19/12/22
JOB NO - NPVMN-22-ENTRY-256	CHECK BY -

SUBMISSION DRAWING

Signature Not Verified

Digitally signed by Pravin Laxman Nikam
Date: 2023.02.16 13:34:23 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat



LEVEL SECTION [SITE]
SCALE 1:200

PROJECT

PROPOSED REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 107/1(P), VILLAGE - WADAGAON, TAL. - MAVAL, DIST - PUNE.

OWNER'S NAME & SIGN.

OWNER'S DECLARATION :
This sanction drawing is prepared from information, instructions, specifications, demarcation & legal documents given by me / us (the owner / p.a.h./lessee) to the architect.
I / we (the owner / p.a.h./lessee) have read & studied all documents along with this drawings for submission and they are as per my instructions and information given by me / us (the owner / p.a.h./lessee) to architect.
I/we undersigned hereby confirm that I/we would abide by plans sanctioned by T.P.S.D.O. I/we would execute the structure as per sanctioned plans. also I/we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. any other construction done on site without prior approval of architect is sole our responsibility mine/our and I/we will not hold architect responsible for same.
M/s. Shrivar Builders LLP Partnership Firm Through
M/s. Peridot Infra Solutions Pvt. Ltd. Through Director

Mr. Sitaram Mahaveer Varma

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
As. Milind Panchal
Hitechpark Business Center Office No. - 217 & 218
Second Floor, C.S. No. - 1077, Road No. No. 47A,
Subrooh Nagar, Shivajinagar Path, Pune - 411002
+91-9820277777 - 9820277777

SCALE	1:100	DRAWN BY	NIRAJ
		CHECKED BY	MILIND SIR

ARCHITECT'S SIGN AND STAMP
Name Of: Owner Sitaram Mahaveer Varma

Postal Address : 155/24, SHIVLAXMI ARUNKUMAR RANDHIR MARG, NEAR FIRE BRIGADE STATION, NIGDI, Pune-411044, Maharashtra

Phone No. - 9011727772
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-107

SITE ADDRESS :
107/1(P) Vadgaon, Maval, Pune

Name Of Architect - milind_panchal

LOGO	ADDRESS OF OFFICE
	Office - pune

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified Digitally signed by MILIND PANCHAL Date: 2023.02.16 12:45:23 Reason: Technical Person Sign Location: Vadgaon Maval Nagar Panchayat
--	--

SCALE - 1:100	Date: 19/12/22
JOB NO - NPVMN-22-ENTRY-256	CHECK BY - -

SUBMISSION DRAWING

No Objection Certificates



वडगांव नगरपंचायत, वडगांव

ता.मावळ जि. पुणे ४१२१०६

स्थापना- ०३/०२/२०१८

Email:-vadgaon9@gmail.com

☎:- ०२११४-२३५४१०/११



स्वातंत्र्याचा अमृत महोत्सव

जा.क्र. वनप/ ९२३६ /२०२३

दि. १३ / ०६ / २०२३

प्रति,

श्रीवर बिल्डर्स एल.एल.पी.

स.नं. १०७/१, माऊंट सेंट अँन हायस्कूल रस्ता

वडगांव ता.मावळ जि.पुणे

विषय:-स.नं.१०७/१ येथील गिरीवर रेसिडेन्सी प्रकल्पासाठी पर्यावरण विभागाचे ना हरकत दाखला घेणेकरीता सदर प्रकल्पातील एस.टी.पी.मधील ओव्हरफ्लो नगरपंचायतच्या ड्रेनेज लाईनला जोडण्यास नाहरकत पत्र मिळणेबाबत
संदर्भ:- आपला आ.क्र. ९०१ दि. १०/०३/२०२३ रोजीचा अर्ज

महोदय,

संदर्भिय पत्रान्वये रोजी स.नं. १०७/१ वडगांव ता.मावळ जि.पुणे येथील प्रकल्पासाठी पर्यावरण विभागाचे ना हरकत अपेक्षिलेला आहे.

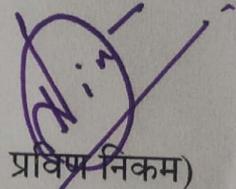
तरी आपणास कळविण्यात येते की, सदरची जागा ही रहिवास विभागामध्ये समाविष्ट असलेने बांधकाम परवानगी करिता आपण नगरपंचायतीकडे नियमानुसार प्रस्ताव दाखल केला होता. विकास नियंत्रण नियमावलीमधील तरतुदीनुसार आपणास जा.क्र. NPVMN/RB/2023/APL/00012 दि. १०/०३/२०२३ अन्वये बांधकाम परवानगी अदा करणेत आली आहे. या प्रकल्पातुन प्रक्रिया केलेनंतर सांडपाणी नगरपंचायतीच्या ड्रेनेज वाहिनीत सोडण्यात आपणाकडुन विनंती करण्यात आलेली आहे. आपणास पूर्णतः भोगवटा घेणेपुर्वी योग्य क्षमतेचा सीवेज ट्रीटमेंट प्लॅन्ट उभारणे आवश्यक आहे. तसेच शासकीय ध्येय धोरणानुसार व नियमानुसार अर्जदार यांच्या प्रकल्पामधील सीवेज ट्रीटमेंट प्लॅन्टमधुन प्रक्रिया झालेले पाणी फ्लशिंग व गार्डनिंगसाठी वापर करुन उर्वरित पाणी नगरपंचायतीच्या भुयारी ड्रेनेज लाईनमध्ये सोडण्यास खालील अटी व शर्तीस अधीन राहुन ना-हरकत दाखला देणेत येत आहे.

- १) आपले गृहप्रकल्पाचे पूर्णत्वापासुन पुढे तीन वर्ष इतक्या कालावधीकरीता सांडपाण्यावर प्रक्रिया करुन शुध्द केलेल पाणी सोडणेस ना-हरकत देणेत येत आहे. आपला गृहप्रकल्पाचा पूर्णत्वाचा दाखला नगरपंचायतीकडे सादर करणे बंधनकारक राहिल. सदर दाखला तीन वर्षांचे कालावधीकरीता देण्यात येत आहे. दर तीन वर्षानी सदर दाखल्याचे नुतनीकरण करणे बंधनकारक राहिल
- २) वर नमुद केलेल्या प्रस्तावित गृहप्रकल्पाचे प्रक्रिया केलेले पाणी स्वखर्चाने नमुद ठिकाणी आणुन सोडावयाचे आहे.
- ३) प्रस्तावित गृहप्रकल्पाचे निर्माण होणारे प्रक्रिया केलेल पाणी प्रथम आपले येथाल गार्डन, वृक्ष यासाठी पुर्नवापर करुन शिल्लक राहिलेले पाणी नगरपरिषदेच्या मलनिस्सारण प्रक्रिया केंद्राच्या भुमिगत ड्रेनेजमध्ये स्वखर्चाने आणुन सोडावयाचे आहे.
- ४) फक्त प्रस्तावित गृहप्रकल्पामध्ये निर्माण होणारे व प्रक्रिया केलेले पाणीच याठिकाणी सोडावयाचे आहे.



- १) कुठल्याही परिस्थितीत प्रक्रिया न केलेले पाणी थेट नगरपंचायतीच्या भुयारी ड्रेनेज लाईनला सोडणे अनुज्ञेय राहणार नाही.
- २) प्रस्तावित गृहप्रकल्पातील D,E व F विंगच्या इमारतीची जमिनीची पातळी (Ground Level) ही मुख्या रस्त्याचे जमिनीने पातळीपेक्षा (Road Level) अंदाजे ५.० मी ने खाली असलेने त्या इमारतीचे ड्रेनेजचे प्रक्रिया केलेले पाणी रस्त्याचे पातळीपर्यंत आणुन सोडणेचे दृष्टीने योग्य ती उपयायोजना करणे बंधनकारक आहे. सदर इमारतीचे ड्रेनेजचे पाणी आजुबाजुचे मोकळ्या भुखंडामध्ये सोडणेत येऊ नये. त्याची सर्वस्वी जबाबदारी आपणावर राहिल.
- वरील अटी व शर्तीचा भंग केल्यास सदरील ना-हरकत रद्द समजण्यात येईल.




(डॉ. प्रविण निकम)
मुख्याधिकारी
वडगांव नगरपंचायत



वडगांव नगरपंचायत, वडगांव

ता.मावळ जि. पुणे ४१२१०६
स्थापना- ०३/०२/२०१८



स्वातंत्र्याचा अमृत महोत्सव

Email:-vadgaon9@gmail.com

☎:- ०२११४-२३५४१०/११

जा.क्र. वनप/ १०१६/२०२३

दि. २८/०६/२०२३

प्रति,
मे. श्रीवर बिल्डर्स एल.एल.पी.
वडगांव ता.मावळ जि.पुणे

विषय:-स.नं. १०७/१ येथील अरण्य प्रकल्पासाठी पर्यावरण विभागाचे ना हरकत दाखला घेणेकरीता
आवश्यक गार्डन करणेविषयी पत्र

संदर्भ:- आपला दि. १३/०६/२०२३ रोजीचा अर्ज

महोदय,

विकासकर्ता मे. श्रीवर बिल्डर्स एल.एल.पी. यांनी दि. १३/०६/२०२३ रोजी स.नं. १०७/१ वडगांव ता.मावळ जि.पुणे येथील प्रकल्पासाठी पर्यावरण विभागाचे ना हरकत दाखल्याकरिता नगरपंचायतीचे गार्डन करणेबाबतचे नाहरकत दाखला मिळणेकामी अर्ज केला असून खालील अटी व शर्तीच्या अधिन राहून गार्डन करणेसाठी नाहरकत देण्यात येत आहे.

१. १०० चौ.मी. मागे १ झाडे अशी एकुण जागेचे क्षेत्र १४७०० चौ.मी ला एकुण १४७ झाडे लावणे बंधनकारक आहे.
२. नियमानुसार भोगवटा प्रमाणपत्रावेळी सदर झाडांचे अनामत रक्कम भरणे अनिवार्य आहे.
३. सदर अनामत तीन वर्षांनंतर झाडांची स्थिती पाहून परत केली जाईल.



(डॉ. प्रविण निकम)
मुख्याधिकारी
वडगांव नगरपंचायत

Date: 20th April 2023

To,
M/s. Shrivar Builders LLP
Second,202,Ashish Plaza PL-1 SEC27A PCNTDA, Pradhikaran Nigdi ,Pimpri Chinchwad
,Pune 411044

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **Girivar Residency**
" situated Sr. No. 107/1, Girivar Residency, Vishal Lawns Road, Vadgaon-Maval, Taluka- Maval
District - Pune, Maharashtra

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: **1015 Kg/Day, E Waste 450 Kg/Month**) from your registered project **Girivar Residency** " situated at Sr. No. 107/1, Girivar Residency, Vishal Lawns Road, Vadgaon-Maval, Taluka- Maval District - Pune, Maharashtra Through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 1432 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided all commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

R. Mawane



Authorized Signatory

Date: 20th April 2023



महाराष्ट्र MAHARASHTRA

2022

BX 114300

690 20 APR 2023
 Agreement
 प्रस्तावित की जाने वाली बातें ? होय/नाही.
 निष्कर्ष/संशय
 मुद्रांक विकत घेण्याबाबतची सही
 निगडी प्राधिकरण पुणे-पाठोपाठ
 दुसऱ्या पक्षाला देणे
 स्वच्छ पुणे शहराचा भव्योद्विन
 हस्तान्तरण करणे व परत
 विशाल पवार
 संपत्ती प्रकृती दाखिवा
 परवाना क्र. २२०१०३३
 मुद्रांक विकत घेण्याबाबतची सही बी/१/२, तुळशीनगर, चिंचवडेवाडी, पुणे-३०.
 या कारणासाठी उपांनी मुद्रांक खरेदी केला त्याच कारणासाठी
 या मुद्रांक खरेदी केलाबाबतून सहाय्य मिळवण्याबाबतचे वचनकारक आहे.

Handwritten signature

Handwritten signature



AGREEMENT

This Agreement ("Agreement") is entered into as on 19/04/2023

Between

M/s. Shriya Builders LLP, a registered Partnership Firm having its registered office at Second,202,Ashish Plaza PL-1 SEC 27A PCNTDA, Pradhikaran Nigdi ,Pimpri Chinchwad ,Pune 411044 (herein after referred to as the "Developer") Party No.1

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road WardOffice, Above SBI (Tilak Road Branch), Pune411042 (herein after referred to as the "Party No. 2"),

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of **Proposed Residential & Commercial Project--"Girivar Residency "** at Sr. No. 107/1, **Girivar Residency, Vishal Lawns Road, Vadgaon-Maval, Taluka- Maval District - Pune, Maharashtra**(herein after referred to as the "said Site").

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

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

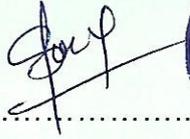
AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which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

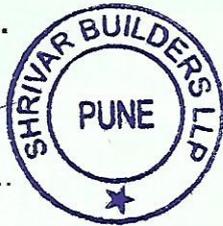
NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (**Quantity- 1015 Kg/Day, E waste- 450 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. Shrivar Builders LLP.

Through 



(Developer)

SWaCH Cooperative,

Through Poonam.Y. Sorawane

Through



R. Sorawane

(Party No2)



BEFORE ME



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

NOTED AND REGISTERED
AT SR. NO. 843/202
DATE 20 APR 2023





वडगांव नगरपंचायत, वडगांव

ता.मावळ जि. पुणे ४१२१०६

स्थापना- ०३/०२/२०१८

Email:-vadgaon9@gmail.com ☎:- ०२११४-२३५४१०/११



स्वातंत्र्याचा अमृत महोत्सव

जा.क्र ११५८/०२३

दिनांक- ०७/०६/२३

प्रति,

गिरीवर रेसीडेंसी एल.एल.पी
मारुती हार्डट्स, ४था मजला
द्यानास्टी जीमच्या वरती,
खांडगे कॉलनी,
तळेगांव दाभाडे, पुणे ४१०५०७

विषय - बांधकाम परवांगी NPVMN/RB/2022/APL/00006 प्रकल्पासाठी पर्यावरण विभागाचे ना
हरकत दाखला घेणेकरीता घनकचरा नाहरकत दाखला मिळणे बाबत.

संदर्भ - आपले अर्ज आवक क्र ९०२ दि १०.०३.२०२३

मा महोदय,

उपरोक्त संदर्भीय विषयांन्वये कळविण्यात येते की, वडगांव नगरपंचायत कार्यक्षेत्रात आपण
गिरीवर रेसीडेंसीचे हा प्रकल्प उभारत आहे. त्या अनुषंगाने आपल्याला Environmental Clearance
Department साठी वडगांव नगरपंचायतचे घनकचराचे नाहरकत दाखला मिळणेसाठी आपण दि
१०.०३.२०२३ रोजी अर्ज केलेला आहे.

सदर प्रकल्पासाठी खालील अटी व शर्ती चे अधीन राहून वडगांव नगरपंचायतील आरोग्य विभागा अंतर्गत
आपल्याला घनकचरासाठी नाहरकत दाखला देण्यात येत आहे.



डॉ. प्रदीप निकम
मुख्याधिकारी
वडगांव नगरपंचायत

अटी व शर्ती

- १) सदर प्रकल्पामध्ये आपण Rain Water Harvesting करून नगरपंचायतला कळवावेत अन्यथा आपल्या प्रकल्पा मधील रहिवास्यांचे कचरा उचला जाणार नाही.
- २) सदर प्रकल्पामध्ये आपण STP कार्यान्वित करून नगरपंचायतला कळवावेत अन्यथा आपल्या प्रकल्पा मधील रहिवास्यांचे कचरा उचला जाणार नाही.
- ३) सदर प्रकल्पामध्ये आपण घनकचरा अंतर्गत ओल्या कच-याचे कंपोस्ट प्रकल्प सुरु करून नगरपंचायतला कळवावेत अन्यथा आपल्या प्रकल्पा मधील रहिवास्यांचे कचरा उचला जाणार नाही.
- ४) UDCPR नुसार सदर प्रकल्पामध्ये १०० झाडे प्रती हेक्टर नुसार झाडे लावावीत व नगरपंचायतला कळवावेत अन्यथा आपल्या प्रकल्पा मधील रहिवास्यांचे कचरा उचला जाणार नाही.





वडगांव नगरपंचायत, वडगांव

ता. मावळ जि. पुणे ४१२१०६

स्थापना- ०३/०२/२०१८

Email:- vadgaon9@gmail.com फोन:- ०२११४-२३५४१०/११



स्वातंत्र्याचा अमृत महोत्सव

जा.क्र ११५९/०२३

दिनांक- ०७/०६/२३

प्रति,

गिरीवर रेसीडेंसी एल.एल.पी
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विषय :- बांधकाम परवांगी NPVMN/RB/2022/APL/00006 प्रकल्पासाठी पर्यावरण विभागाचे ना
हरकत दाखला घेणेकरीता आवश्यक पाणीपुरवठाचे नाहरकत दाखला मिळणेबाबत.

संदर्भ :- आपले पत्र आवक क्र ९०० दि १०.०३.२०२३

महोदय,

उपरोक्त संदर्भीय विषयान्वये कळविण्यात येते की, वडगांव नगरपंचायत कार्यक्षेत्रात आपण
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Department साठी वडगांव नगरपंचायतचे पाणी पुरवठाचे नाहरकत दाखला मिळणेसाठी आपण दि
१०.०३.२०२३ रोजी अर्ज केलेला आहे.

खालील अटी व शर्ती चे अधीन राहून सदर प्रकल्पासाठी वडगांव नगरपंचायतील पाणी पुरवठा
विभागाकडे उपलब्ध पाणीसाठा नुसार व तसेच नियमानुसार भोगवटा प्रमाणपत्र प्राप्त झालेनंतर सदर योजनेस
नगरपंचायतीमार्फत आपल्याला पाणीपुरवठा देण्यात येईल.



डॉ. प्रवीण निकम
मुख्याधिकारी
वडगांव नगरपंचायत

अटी व शर्ती

- १) नगरपंचायतकडे उपलब्ध पाणीसाठा नुसार सदर प्रकल्पाला पाणी देण्यात येईल. पाणी देण्याचे बंधन नगरपंचायतला लागू नाही.
- २) सदर प्रकल्पामध्ये आपण Rain Water Harvesting करून नगरपंचायतला कळवावेत व त्यानंतर आपल्याला उपलब्ध पाणीसाठा नुसार सदर प्रकल्पाला पाणी देण्यात येईल.
- ३) सदर प्रकल्पामध्ये आपण STP कार्यान्वित करून नगरपंचायतला कळवावेत व त्यानंतर आपल्याला उपलब्ध पाणीसाठा नुसार सदर प्रकल्पाला पाणी देण्यात येईल.
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- ५) UDCPR नुसार सदर प्रकल्पामध्ये १०० झाडे प्रती हेक्टर नुसार झाडे लावावीत व नगरपंचायतला कळवावेत व त्यानंतर उपलब्ध पाणीसाठा नुसार सदर प्रकल्पाला पाणी देण्यात येईल.

