

Date: 01/06/2026.

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA)
Environment Department,
Room No 217, 2nd Floor
Mantralaya, Mumbai: 400032.
Maharashtra

Sub: Submission of half yearly compliance report (October 2025 to March 2026) Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP

Ref: (1) Environmental Clearance Letter Identification No- EC25B3813MH5759051N (File no- SIA/MH/INFRA2/542052/2025) Dated on - 23/12/2025.

2) Consent to Establish for Residential & Commercial project Infrastructure/ORANGE/M.S.I No: - Format1.0/CAC-CELL/UAN No.0000261594/CE/2512002425. Dated on: - 26/12/2025.

Respected Sir/Madam,

This is with respect to above cited subject and references we are herewith submitting following documents/information:

1. Name, Email, Phone/Fax of local project officer and Nodal Officer
2. Status of project work
3. The information in the Data-Sheet
4. Point-wise compliance status of specific conditions and General Conditions mentioned in the Environment Clearance Letter.
5. Point wise compliance of standard EC Conditions.
6. Point-wise compliance status of Consent to Establish.

Thanking You,

M/s UPSQUARE VENTURES LLP

K.R. Agarwal



Authorized Signatory
Encls: As above



UPSQUARE VENTURES LLP

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**SIX MONTHLY
ENVIRONMENTAL COMPLIANCE
REPORT**

For Period: October 2025 to March 2026

**Proposed Residential and commercial
development Project**

AT

**S. No. 4663+4664[Part] + 4665[Part] Akurdi,
District- Pune**

By,

M/s. UPSQUARE VENTURES LLP

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SR. NO.	PARTICULARS
1	Information of Project officer and Nodal Officer
2	Present status of project work
3	Data Sheet
4	Point Wise Compliance Status of EC Conditions
5	Point wise compliance status to Consent to Establish

1.0 INFORMATION OF PROJECT OFFICER AND NODAL OFFICER

Sr. No	Particular	Details
1	Name of Project officer	Mr. kailash Ramkumar Agarwal UPSQUARE VENTURES LLP CTS No.4663,4664(P),4665(P), Akurdi, Pune Tel: +91 98228 43449 Email: upsquarev2024@gmail.com
2	Name of Nodal officers	Same as above

2.0 PHOTOGRAPHS SHOWING PRESENT PROGRESS OF WORK

(October 2025 to March 2026)



Block 1

Commercial Block 1 footing work in progress



Block 5

Commercial block 2 to 5 excavation work in progress



Tower E
TOWER E excavation Work In Progress.



Tower F -
TOWER F and G excavation Work In Progress.

SR.No	Construction Status.
1.	• Commercial Block 1 footing work in progress. • Commercial block 2 to 5 excavation work in progress. • Tower E, F, G excavation Work in Progress. • Residential Tower A,B,C,D,H , Tower 1 and 2 (MHADA) - Construction work not yet started . • Commercial block 6 to 9-Construction work not yet started

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest and Climate Change
West - Central Zone (WCZ), Regional Office, Nagpur

Monitoring Report

PART – I

3.0 DATA SHEET

Sr. No.	Particulars	Details
1.	Project type: River Valley/ Mining/ Industry/ Thermal/ Nuclear/ Others (specify)	Proposed Residential and commercial development
2.	Name of the Project	UPSQUARE VENTURES LLP
3.	Clearance letter (s)/ OM No. and date	Environment Clearance obtained from Environment Department; Govt. of Maharashtra vide EC letter no.- EC25B3813MH5759051N (SIA/MH/INFRA2/542052/2025) dated 23/12/2025.
4.	Location	
	a) District (s)	Pune (Akurdi, Taluka Haveli)
	b) State (s)	Maharashtra
	c) Location latitude / longitude	18°38'49.36"N, 73°47'11.94"E
5.	Address for Correspondence	Mr. Kailash Ramkumar Agarwal
	a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	UPSQUARE VENTURES LLP, CTS No.4663,4664(P),4665(P), Akurdi, Pune Tel: 91 98228 43449.
	b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	Email: upsquarev2024@gmail.com
6.	Salient features of the Project	Location of the project: S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Total Plot Area: 53807.93 Sq. M Total Built up Area: 4,52,031.01 Sq.M. Bldg. Structure proposed: 21 Nos Total No of Buildings- 21 wings

		Residential and commercial Buildings-		
		Tower A	2BP+G+5PO+29 Floors	112.95
		Tower B	2BP+G+5PO+29 Floors	112.95
		Tower C	2BP+G+5PO+29 Floors	112.95
		Tower D	2BP+G+5PO+29 Floors	116.46
		Tower E	2BP+G+5PO+30 Floors	119.60
		Tower F	2BP+G+5PO+30 Floors	119.60
		Tower G	2BP+G+5PO+29 Floors	112.95
		Tower H	2BP+G+5PO+29 Floors	112.95
		Tower- 1	2BP+G+20 Floors	65.60
		Tower-2 (MHADA)	2BP+G+20 Floors	65.60
		Commercial Block - 01	2BP+G+MEZZ.+03	18.70
		Commercial Block - 02	2BP+G+MEZZ.+02	17.10
		Commercial Block - 03	2BP+G+MEZZ.+02	15.50
		Commercial Block - 04	2BP+G+MEZZ.+02	13.90
		Commercial Block - 05	2BP+G+ STILT/MEZZ.+01	11.70
		Commercial Block - 06	G+MEZZ+02	14.00
		Commercial Block - 07	2BP+G+MEZZ.+02	15.70
		Commercial Block - 08	2BP+G+MEZZ.+03	17.15
		Commercial Block - 09	2BP+G+MEZZ.+03	18.50
		Club House-01	1 Floor	4.50
		Club House-02	Ground	4.50

		Residential: Proposed Units: 1657 Nos. Commercial: 253 nos. of shops. Tower 2-(Mhada)- 145 Nos. Total Units - 2,055 Nos Total Expected Users: 13633 Nos. (Residential 8285 Nos+Mhada-725+Commertial-4653) Water requirement: 1461.0 KLD Source: PCMC. STP proposed: 3 Nos of STP Proposed. Residential – 1040 CMD + Commercial (Block 1 to 6)-160 CMD + Mhada-185 + Commercial (Block 7 to 9)- 60 CMD Total STP Capacity- 1445 KLD capacities with MBR Technology. Rain water harvesting: 32 no. of recharge pits proposed Landscape: 4511.45 Sq.M. landscape area. Parking provided: Parking provided for 2420 No of Cars, 3261 No of Two wheelers. Power Requirement: Maximum demand: 12082.88 kW Connected Load: 24728.98 kW Source: MSEDCL D.G. Set proposed in Operation Phase: DG set: For Residential; - 1x750 KVA For MHADA; - 1x400 KVA For Commercial; - 4x1010 KVA
7.	Breakup of the Project Area a) Submergence area: forest & non forest	Not Applicable

	b) Others	--
8.	Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans: a) SC, ST/Tribes 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 & year of survey)	The project is proposed on own land thus there is no displacement of population is proposed.
9	Financial Details	
a)	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total Project Cost Projected- Rs. 850.00 Cr.

b)	Allocation made for environmental management plans with item wise and year wise breakup			
		Sr. No.	Particulars	Amount. in Rs. Lakhs)
		Capital Cost		
		1.	Sewage Treatment Plant	548.85
		2.	Rain water harvesting	57.0
		3.	Green belt development	2500.0
		4.	Energy savings	579.89
		5.	Solid waste management	48.55
		6.	Environment Monitoring	--
		7.	Disaster management	90.0
		8.	Swimming pool	--
			Total	3824.29
		O & M Cost		
		Sr. No	Particulars	Amount in Rs. Lakhs
		1.	Sewage Treatment Plant	47.15
		2.	Rain water harvesting	1.7
		3.	Green belt development	22.0
		4.	Energy systems	28.10
		5.	Solid waste management	14.05
		6.	Environment Monitoring	8.14
		7.	Disaster management	10.0
		8.	Swimming pool	--
			Total	131.59
c)	Benefit cost ratio/Internal rate of return and the year of assessment	Not applicable		
d)	Whether (c) includes the cost of environmental management as shown in the above	Yes, included		
e)	Actual expenditure incurred on the project so far	As per requirement		
f)	Actual expenditure incurred on the environmental management plans so far	As per requirement		
10	Forest Land Requirement			
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 comments on the viability & sustainability of	Not applicable		

	compensatory afforestation program in the light of actual field experience so far	
11	The status of clear felling in non-forest areas (such as submergence area or reservoir, approach roads.), if any with quantitative information required.	Not applicable
12	Status of construction (Actual & /or planned)	Actual Status of Construction: • Commercial Block 1 footing work in progress. • Commercial block 2 to 5 excavation work in progress. • Tower E, F, G excavation Work in Progress. • Residential Tower A,B,C,D,H , Tower 1 and 2 (MHADA) - Construction work not yet started . • Commercial block 6 to 9-Construction work not yet started
a)	Date of commencement (Actual & / or planned)	Date of Commencement 30 th March 2026.
b)	Date of completion (Actual & /or planned)	Date of Completion will be June 2029 (planned).
13	Reasons for the delay if the project is yet to start	NA
14	Dates of Site Visits	NA
a)	The dates on which the project was monitored by the Regional Office on previous occasions, if any	Nil
b)	Date of site visits for this monitoring report	Nil

Name

M/s UPSQUARE VENTURES LLP

K.R. Agarwal



**4.0 Point-wise compliance status to various stipulations, as laid down by
State Environmental Impact Assessment Authority (SEIAA), Maharashtra**

**Environment Clearance received vide EC ID no. EC24B038MH188260 (file no.
SIA/MH/INFRA2/442630/2023) dated 06/02/2024**

Compliance Period: October 2025 to March 2026

INTRODUCTION OF PROJECT		
Details as per EC		
Name of Project	Proposed Residential and commercial development by UPSQUARE VENTURES LLP	
Name of Proponent	UPSQUARE VENTURES LLP	
Type of Project	Proposed Residential and commercial Project	
Location of Project Site	At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune, Maharashtra.	
Total Plot Area	53807.93 Sq.M.	
Total Built up Area	4,52,031.01 Sq.M.	
SPECIFIC CONDITIONS		
A. SEAC Conditions		
Sr. No.	Conditions	Compliance
1	During presentation on 12.09.2025, PP stated that they will carry out the necessary 2500 trees through rotary club. However, no details as to where the trees are proposed to be planted were given, no details of land identified for this purpose were given. PP again presented the case on 17.09.2025 and they have produced the letter from Marshal Cadet Force which is an NGO stating that this NGO shall plant about 150 trees in the schools however no details of school and the land was submitted. PP to submit details of the same.	The above condition is noted and will be adhere to comply.
2	PP to submit Fire NoC.	The above condition is noted and will be adhere to comply. Fire Noc details attached as an Annexure 1.
3	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and	PP has obtained IOD from Pimpri-Chinchwad Municipal Corporation (PCMC)

	provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.	PP has obtained Water Supply, Drainage Connection, Garden, SWaCH, Fire NOC & Aviation NOC from the concerned planning authority. IOD Letter Attached as an Annexure - 2 .
4	PP to prepare and implement plan to make proposed project a plastic free zone.	PP have made arrangements to prepare and implement plan to make proposed project plastic free zone.
5	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.	PP undertake that they shall achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also undertakes that; they will use Tanker water during construction phase of the project
6	PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.	PP ensures that the Construction and Demolition waste will be collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
7	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	Noted. The provision will be complied with as per applicable guidelines.
8	PP to ensure to achieve minimum 5 percent energy saving by using non-conventional energy source.	PP ensures to achieve minimum 5 percent energy saving by using non-conventional energy source.

B. SEIAA CONDITIONS: -

1	PP has provided mandatory RG area of 4511.07 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	The Project Proponent (PP) has duly complied with the requirement of providing 4511.07 m ² of mandatory Recreational Ground (RG) area on mother earth without any construction. In fact, a total of 4511.07 m ² of RG area is being maintained on mother earth exceeding the mandated requirement. This reflects the PP's commitment to open green spaces and sustainable development
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.	The condition is duly noted and will be complied with. Grass pavers of suitable specification and strength will be installed to increase the permeable surface area and facilitate effective fire tender access

3	PP to achieve at least 5 percent of total energy requirement from solar/other renewable sources.	PP has provided solar PV of 5 percent of total energy requirement. Solar PV will be installed during operation phase
4	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 percent of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	The above condition is noted and will be adhere to comply.
5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	The Project Proponent has complied with the Standard Environmental Clearance (EC) conditions as outlined in the Office Memorandum issued by the MoEF&CC vide F.No. 22-34/2018-IA.III dated 04.01.2019
6	SEIAA after deliberation decided to grant EC for-FSI 2,76,813.94m ² , Non FSI 1,75,217.07m ² , total BUA 4,52,031.01m ² . (Plan approval No B.P./EC/Akurdi/04/2024, dated 15.10.2024)	The condition is noted and will be duly adhered to.EC Copy attached as an Annexure 3 .

B) General EC Conditions:

i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The condition will be complied with. The solid waste generated during the construction phase and any waste that is generated will be properly collected, segregated, and managed as per applicable norms. Dry and inert waste will be disposed of at approved landfill sites after recovery of recyclable materials.
ii.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The condition related to the disposal of muck, construction spoils, and bituminous materials generated during construction will be complied with. All waste materials will have disposed off at approved sites, with necessary health and safety precautions implemented, ensuring no adverse impacts on surrounding communities.
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 significant hazardous waste will be generated during the construction phase, except for empty paint containers, adhesive and sealants, toilet cleaner bottles. These items will be handled and disposed of in accordance with applicable MPCB norms and guidelines.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the side. provision should be made for mobile	PP will make an arrangement safe drinking water to construction workers on site. Adequate sanitary facilities

	toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	will also be provided at the time of construction phase. The Photographic evidence is attached as an Annexure-4 .
v.	Arrangement Shall be made that waste water and storm water do not get mixed.	The above condition is noted and will be adhere to.
vi.	Water demand during construction should be reduce by use of pre –mixed concrete, curing agents and other best practices.	Noted and will be complied. Water demand during the construction phase shall be reduced by the use of ready-mix concrete and curing agents. Additionally, wet gunny bags shall be used to retain moisture during curing, minimizing the need for continuous water application. Other best practices will also be adopted to ensure efficient water use throughout the construction phase. The document attached as an Annexure 5 .
vii.	The ground water level and its quality should be monitored regularly in construction with ground water Authority.	The project site does not have a source of groundwater; hence, groundwater samples will be collected from a nearby area through a NABL and MoEF and CC approved laboratory. The water Monitoring report is attached as an Annexure 6 .
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	There will be no extraction of ground water during construction as well as operation phase of the project. However, construction of basement will be carried out as per building plan permission given by local authority as per applicable by laws.
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 will install low-flow fixtures for showers, toilet flushing, and drinking water. These will include aerators, pressure-reducing devices, or sensor-based controls to ensure water conservation.
x.	The Energy conservation Building code shall be strictly adhered to.	The above condition is noted and will be adhere to.
xi.	All topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	The topsoil excavated during construction activities will be preserved and utilized for landscaping within the project site, in compliance with the stipulated condition
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.	The excavated debris shall be effectively reused for site leveling, backfilling and plinth filling as far as practicable. No additional soil will be brought in, thereby maintaining and

		protecting the site's natural drainage pattern
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.	Environmental monitoring will be carried out regularly through a MoEF&CC-approved laboratory to ensure there is no risk to soil and groundwater quality due to leaching of heavy metals or toxic contaminants as soon as the construction activity started on site Soil quality monitoring report attached as Annexure 7 .
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.	The condition is noted. The Project Proponent will ensure full compliance with the applicable provisions of the Maharashtra (Urban Areas) Tree Protection and Preservation Act, 1975, as amended, for the entire duration of the Environmental Clearance period
xv.	The diesel generator sets to be used during construction should be low Sulphur diesel type and should conform to environments (protection) rules prescribed for air and noise emission standards.	compliance with the stipulated conditions, the Project Proponent will be installing a diesel generator (DG). The DG set will be operated on low sulphur diesel fuel and fully conformed to the air and noise emission standards prescribed by the Central Pollution Control Board (CPCB). All relevant provisions of the Environment (Protection) Rules were strictly followed to ensure adherence to prescribed environmental norms.
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.	PP will hire PUC vehicles for transportation of construction materials. The vehicles operated in the night hours for the loading and unloading of materials purpose only. The PUC attached as an Annexure 8 .
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 noise during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Ambient air and noise quality shall be regularly monitored during the construction phase through a NABL approved laboratory To minimize pollution, noise-generating activities shall be limited to daytime hours, and appropriate personal protective equipment (PPE) shall be provided to all site workers. Dust suppression measures like water sprinkling, provision of PPE for the workers and proper material handling protocols shall be implemented to control air emissions.

		Noise quality & Ambient Air quality monitoring reports attached as an Annexure 9 & 10 respectively. The water sprinkling photograph is attached
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the 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 of low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	The DG sets proposed for backup power during the operational phase shall be used exclusively in the event of a power outage. It will be of enclosed type and will fully comply with the provisions of the Environment (Protection) Act, 1986, including applicable air and noise emission standards. Low sulphur diesel will be used as fuel, and the location of the DG set will be finalized in consultation with the Maharashtra Pollution Control Board (MPCB) to ensure full compliance with the stipulated condition.
xix.	Regular supervision of 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.	Regular supervision and monitoring of environmental safeguards shall be carried out throughout the construction phase to ensure minimal disturbance to the surrounding area.

B) Operation Phase: -

i.	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.	A)-Society will hand over the solid waste to SWaCH agency B)- Wet waste will be treated by Organic waste converter. Demolition Activities has not proposed.
ii.	E-waste shall be disposed through Authorized vendor as per E-Waste (Management and Handling) Rules ,2016.	E-waste will be collected and segregated by an authorized agency and shall be disposed of through a vendor duly authorized as per the E-Waste (Management and Handling) Rules, 2016
iii.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100 percent grey water by decentralized treatment should be done.	Sewage Treatment Plants (STP) based on MBR technology with adequate capacity to treat 100% of the wastewater generated on-site has been proposed and will be installed prior to the commencement of the operational phase. The installation and operational efficiency of the STP will be certified by an independent expert, and the

	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.	certification will be submitted to the Ministry as required.
iv.	Project proponent shall ensure compaction of STP, MSW disposal facility, green belt development prior to occupation of the building .as agreed during the SEIAA meeting PP to Explore possibility of utilizing excess treated water the adjacent area for gardening before discharging in to sewer line no physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made function including water requirement.	The installation and commissioning of the STP, solid waste management facility, and greenbelt development will be completed prior to the occupation of the building, as per the stipulated condition. No physical occupation or allotment will be made until all required environmental infrastructure is fully installed, functional, and capable of meeting the project's water requirements.
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.	Compliance with this condition will be ensured prior to seeking occupancy approval from the Local Planning Authority.
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.	Separate entry and exit points have been planned to avoid traffic congestion near the project site. All parking arrangements will be fully accommodated within the project premises, and no public space will be utilized for parking, in adherence to the stipulated condition.
vii.	PP to provide adequate electric charging point for Electric vehicles (EVs).	The condition has been duly noted and shall be complied with.
viii.	Green belt development shall be carried out considering CPCB guidelines including selection of the plant species and in consultation with the local DFO/Agriculture department.	The Project Proponent will be complied with the stipulated condition. Green belt development shall be undertaken in and around the constructed buildings using native plant species. Additional tree plantation is planned along the periphery and within the project site for the upcoming phases. The selection of species is being done in accordance with CPCB guidelines and in consultation with the local DFO/Agriculture Department to ensure ecological suitability and sustainability.
ix.	A separate environment management call with qualified staff shall be set up for implementation	Condition is noted and will be adhere to

	of the stipulated environmental safeguards.	
x.	Separate fund shall be allocated for implementation of environmental protection measures /EMP along with item –wise breaks-up. these cost shall be including's part of the project cost. The fund earmarked for the environment protection measures shall not be diverted for other purposes.	Condition is noted and will be adhere to
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 any may also be seen at Website At http://parivesh.nic.in	The condition has been complied with. An advertisement informing the public about the grant of Environmental Clearance to the project was published in two widely circulated local newspapers, including one in the Marathi language, within seven days of the issuance of the clearance letter. Copies of the published advertisements are enclosed as Annexure 11 for reference.
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 will ensure above condition.
xiii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO 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.	The condition is noted and will be complied with. The status of EC compliance and monitored environmental data will be uploaded on the project website and shared with the concerned authorities. Key pollutant levels will also be displayed at a visible location near the main entrance.
C)General EC Conditions: -		
i.	PP has to Strictly abide by the conditions Stipulated by SEAC & SEIAA.	The above condition is noted and will be adhere to.
ii.	If applicable consent for Establishment” Shall be obtained from Maharashtra Pollution control board under Air and Water Act and copy Shall be submitted to the Environment Department before start of any construction work at the site.	Project received Consent to establish on dated 26.12.2025. The CTE file is attached as an Annexure 12 .

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.	The condition is noted and complied with. Environmental Clearance has been obtained MoEFCC (SEIAA), Maharashtra, dated 23/12/2025, prior to commencement of any construction activity.
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&CC, the respective Zonal Office of CPCB and the SPCB.	Six monthly compliances submitted to MoEF&CC West-Central regional office at Nagpur, Environment Dept., Govt. of Maharashtra & MPCB.
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 (Protraction) Rules, 1986 As amended subsequently, shall also be put on the Website of the company along with the company along with the status of compliance of EC condition and shall also be sent to the respective regional offices of MoEF&CC by e-mail.	The above condition is noted and will be adhere to.
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 the 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.	The condition has been duly noted and will be strictly complied with. No expansion or modification beyond the scope specified under the EIA Notification, 2006 and its subsequent amendments will be undertaken without obtaining prior approval from SEIAA. In case of any deviation or alteration from the approved proposal, a fresh reference will be made to SEIAA for reassessment and further guidance, as required
vii.	This environmental clearance is issued subject to obtaining NOC form 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 imply that forestry & wild life clearance granted to the project which will be considered separately on merit.	Clearance from the Forestry and Wildlife authorities, including the Standing Committee of the National Board for Wildlife, is not applicable to this project, as the site does not fall within or near any notified forest area or eco-sensitive zone.
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in court of law and it does not mean that project proponent has not violated any environmental laws in the past	Noted. The environmental clearance is accepted without prejudice to any past or ongoing legal proceedings, and the Project Proponent agrees to abide by all decisions under the EP Act or by

	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 Acton initiated under EP Act.	the Hon'ble Court.
5	This Environmental clearance is issued purely from an environmental point of view without prejudice to any court cases and all other applicable permission /NOCs shall be obtained before starting proposed work at site.	The condition is noted and will be complied with. The Environmental Clearance is acknowledged as being issued solely from an environmental perspective. All other applicable permissions and NOCs shall be obtained from the concerned authorities prior to commencement of any work at the project site. This clearance does not affect any existing or future legal proceedings, if any.
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environmental Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act,1986.	The condition is acknowledged and agreed to by the project proponent
7	Validity of Environmental clearance: the environmental clearance accorded shall be valid as per EIA notification ,2006, amended time to time.	The condition is noted.The project proponent will abide by the validity provisions of the Environmental Clearance as specified under the EIA Notification, 2006 and its amendments 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 1986 and rules there under, Hazardous Wastes (management and handling) Rules ,1989 and its amendments the Public Liability Act 1991and its Amendments.	The condition is duly noted and will be adhered to. All stipulated environmental requirements will be enforced in accordance with the provisions
9	Any appeal against this Environmental clearance shall lie with 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.	The condition is noted.

**Standard EC Conditions for Project/Activity 8 (a/b): Building and Construction
Projects / Townships and Area Development Projects**

Sr. No.	Compliance Point	Compliance
I. Statutory Compliance:		
i.	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	The project proponent shall obtain all necessary clearances and permissions from the concerned authorities, including the Town Planning Authority, prior to the commencement of construction. All construction activities are being carried out in accordance with applicable local building by-laws
ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Condition is noted and will be adhere to
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable. The project does not involve any diversion of forest land for non-forest use; hence, forest clearance under the Forest (Conservation) Act, 1986 is not required
iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable. The project site does not fall within or near any notified protected area or eco-sensitive zone; hence, clearance from the National Board for Wildlife is not required
v.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.	Complied. Consent to Establish has been obtained from the Maharashtra Pollution Control Board (MPCB).
vi.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Not Applicable. The project does not involve extraction of ground water or surface water. Hence, no separate permission is required.
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Condition is noted and will be adhere to
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil	Complied. All applicable statutory clearances and approvals, including those related to diesel storage, fire safety, and

	Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	other relevant departments, have been obtained from the respective competent authorities by the project proponent.
ix.	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	The condition is noted and will be complied with. Solid waste, e-waste, and plastic waste will be properly segregated and managed in accordance with the respective rules. An Organic Waste Converter (OWC) will be provided for the treatment of wet waste. Dry waste will be collected, segregated, and disposed of through authorised organization
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	The project has been designed and is being developed in accordance with the Energy Conservation Building Code (ECBC) norms prescribed by the Bureau of Energy Efficiency, Ministry of Power. Compliance with ECBC/ECBC-R is being ensured at all relevant stages of design and construction.
II. Air Quality Monitoring and Preservation		
i.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Dust mitigation measures implemented during construction phase of the project.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.	Ambient air quality monitoring shall be carried out at the project site, and the results confirm compliance with National Ambient Air Quality Standards (NAAQS).
iv.	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	The DG set proposed for backup power during the operational phase will be used exclusively It will be of enclosed type and will fully comply with the provisions of the Environment (Protection) Act, 1986, including applicable air and noise emission standards. Low sulphur diesel will be used as fuel, and the location of the DG set will be finalized in consultation with the Maharashtra Pollution Control Board (MPCB) to ensure full compliance with the stipulated condition
v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site.	The construction site is barricaded. PP ensure that, Vehicles transporting sand, cement, murrum, and debris are covered with plastic/tarpaulin sheets to prevent dust

	These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (at least 3meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	pollution, and all vehicles will have valid Pollution. The barricaded Photographic evidence is attached as an Annexure -13 .
vi.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	The condition shall be Complied. Sand, murrum, loose soil, and cement will be stored on site are adequately covered with tarpaulin/plastic sheets to prevent dust pollution and ensure compliance with dust mitigation measures
vii.	Wet jet shall be provided for grinding and stone cutting.	Ready-Mix Concrete (RMC) shall be used for construction and no stone cutting or grinding activities will be carried out at the project site. Therefore, the provision of wet jet systems is not required.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Unpaved surfaces at the site shall be regularly sprinkled with water to suppress dust generation. Excavated soil shall be reused for landfilling purposes within the project site, ensuring effective resource utilization and dust control.
ix.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	All construction and demolition debris shall be stored within the project site and not dumped in any public or open areas. The debris shall be reused for backfilling and leveling activities, in compliance with the provisions of the Construction and Demolition Waste Management Rules, 2016
x.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	The condition is noted and will be complied with. Diesel generator sets which will be used during the construction phase operate on low sulphur diesel and conform to the air and noise emission standards prescribed under the Environment (Protection) Rules. DG sets are used only during power failures to minimize environmental impact.
xi.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	The location and height of the DG set is installed as per the Central Pollution Control Board (CPCB).
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	The commercial units in the project are extensively naturally ventilated while

		commercial tenants shall be encouraged to use air conditioning systems.
III. Water quality monitoring and preservation		
i.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	No Natural Drainage or water bodies or wet land located at project site.
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	PP have followed buildings design as per the natural topography of the area.
iii.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Source of ground water not available on site. However, we take ground water from nearby project site.
iv.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The quantity of water usage record is maintained.
v.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	PP will obtain all the necessary permissions.
vi.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Will be complied in accordance with the Rules of local sanctioning authority.
vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual plumbing network system is proposed and will be install during plumbing work.
viii.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Low flow fixtures will be provided for the toilet flushing and showers.
ix.	Separation of grey and black water should be done by the use of dual plumbing system. In	PP proposed Dual plumbing network system, which will be install in later stage

	case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	of construction phase.
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	For water conservation measures, use of ready-mix concrete and practice of curing regularly used. Photograph showing use of curing practices during construction activity attached. Ready Mix Concrete used during construction phase.
xi.	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Will be followed.
xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Recharge pits proposed with storage capacity of minimum one day of total fresh water requirement shall be provided.
xiii.	All recharge should be limited to shallow aquifer.	Provision of the recharge pit (no. and size) is as per hydrogeology study conducted at site.
xiv.	No ground water shall be used during construction phase of the project.	No extraction of ground water for construction as well in operation phase.
xv.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	No ground water dewatering is proposed.
xvi.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The record is being maintained.
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated	Noted. The above condition is noted and will be adhere to.

	water shall be disposed in to municipal drain.	
xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	The above condition is noted and will be adhere to.
xix.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Noted & will be complied
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Periodical monitoring will be taken.
xxi.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted & will be complied
IV. Noise Monitoring And Prevention		
i.	Ambient noise levels shall conform to residential area /commercial area/ industrial area /silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise level monitoring done through MoEF approved laboratory.
ii.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise monitoring report attached.
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic barriers including shuttering panels will be used around the site to reduce the noise impacts.
V Energy Conservation Measures		

i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Project is designed as per DC rules of Municipal Corporation and Guidelines of National Building Code & ECBC.
ii.	Outdoor and common area lighting shall be LED.	Noted, after completion of construction phase project proponent will install the LED in Outdoor and common area.
iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Project is designed as per DC rules of Municipal Corporation and Guidelines of National Building Code & ECBC.
iv.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Energy saving measures will be proposed, will be install before operation phase of project. All required energy protection measures such as high voltage cut- off, shock protector etc. shall be installed.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Noted & will be complied Solar PV Panels will be provided for electricity generation.
vi.	Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted and PP will be installed the separate electric meters.
VI. Waste Management		
i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	During operation phase, wet waste will be treated in OWC and used as manure for landscape.
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Muck will be disposed through authorized agency and care should be taken safety & health aspects of peoples.

iii.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted For segregation of solid waste project proponent has made arrangement by providing wet and dry bins in each units.
iv.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity must be installed.	During operation phase, wet waste will be treated in OWC and used as manure for landscape.
v.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted and agreed with. Noted, during construction phase, generation of non-biodegradable waste is negligible. However, generated non-biodegradable waste will be disposed through authorized vendor.
vi.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Not applicable
vii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	PP has using environment friendly construction materials.
viii.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 20L.6., Ready mixed concrete must be used in building construction.	Concrete mix with fly ash content will be used for structural works in PPC that will ensure reduction of water consumption by 5-10%. The project shall use RMC (Ready Mix Concrete), thereby avoiding any wastage during site mixing.
ix.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Any demolition activity is not taken place.
x.	Used CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	PP will have provision to collect/dispose used CFLs and TFLs
VII. Green Cover		
i.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Cutting of trees is not taken place.
ii.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing	Green Belt/ Trees Plantation will be takes place through authorized agency.

	trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	
iii.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Not applicable.
iv.	Top soil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	All excavated top soil used for landscape development within project site.

VIII. Transport

i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation	6-meter-wide Internal driveway and 9-meter-wide turning radius provided inside the project.
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	PUC certificate of construction vehicles is attached.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be	Noted and agreed. Sufficient parking space provided within project site. No public space will be utilized.

	duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	
IX. Human Health Issues		
i.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	All workers are engaged in working at the construction site are provided with PPE kit. The Photographic evidence is attached as an Annexure-14 .
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Indoor Air Quality will be maintained as per the National Building Code of India
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan is being implementing.
iv.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Drinking water facility provided at project site. Photographic evidence of water and other facilities given to workers are enclosed.
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted and being complied. Occupational health surveillance of the workers is being done on regular basis.
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Provision has been made for First Aid Facility for worker during construction phase and also for operation phase.
X. Corporate Environment Responsibility		
i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1 st May 2018, as applicable, regarding Corporate Environment Responsibility.	Noted
ii.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements /deviation / violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the	The above condition is noted and will be adhere to.

	environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	
iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	The above condition is noted and will be adhere to.
iv.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.	EMP, environment conditions and responsibility matrix of the company is approved. The year wise funds are earmarked for environmental protection measures, which is kept in separate account.

XI. Miscellaneous

i.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	PP informed that advertisement was given in Newspaper.
ii.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	PP has already submitted the copy of EC to local body.
iii.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted and will be complied
iv.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Being compiling on regular basis. Regularly half yearly compliance reports of conditions of EC submitted to MoEF, MPCB, SEIAA, Maharashtra.
v.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the	Submitted

	Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	
vi.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted
vii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	The project proponent is strictly adhering to the conditions laid down by the State Pollution Control Board and the State Government.
viii.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Noted and agreed.
ix.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	The PP will never do any modification or expansion without permission / approval.
x.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted and agreed.
xi.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	PP agreed with the consented condition.
xii.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Agreed with the condition, which is laid down by Ministry.
xiii.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	PP will give full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
xiv.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of	Noted and agreed with. The project proponent has been following and adhering all the stipulated conditions.

	India / High Courts and any other Court of Law relating to the subject matter.	
xv.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted and agreed with the prescribed condition.

LIST OF ANNEXURES

1	Fire Noc.
2	IOD Letter.
3	EC Letter.
4	Drinking water and sanitary facilities.
5	Ready-mix concrete Document
6	Water Quality Monitoring Report.
7	Soil Quality Monitoring Report.
8	PUC certificate.
9	Noise Quality Monitoring Report.
10	Ambient Air Quality Report.
11	Newspaper Advertisement.
12	CTE.
13	The barricaded Photograph
14	PPE kit
*	Commencement Certificate
*	Bank Guarantee

Annexure 1 Fire Noc



PIMPRI CHINCHWAD MUNICIPAL CORPORATION, PIMPRI FIRE DEPARTMENT



File No - 688

OW. No. Fire/1/RC/WS/ 688/2025

Date - 10/10/2025

Provisional Fire No Objection Certificate For Building Construction Re III

Token No - 103325260009211

Token Dt. - 22/08/2025

With reference to the application and plans submitted Dt - 22/08/2025 by the under mentioned applicant, technical site inspection had been carried out by the concerned officer of the Fire Department in accordance with the submitted plan copies and documents.

Provisional Revised Fire NOC is being herewith issued Unified Development Control Rules of State Govt. Order No.TPS1818/Pra.Kra.236/18/Viyo/CI20 (4),UD-13, Dt - 02/12/2020, NBC 2016 - Part IV, and under Sec 3(2) of Maharashtra Fire & Life Safety Act 2006 & Rules 2009, at the under mentioned site, subject to compliance of the following conditions.

Proposed Site Address	CTS No. 4663, 4664(P), 4665(P), Akurdi, Pune.
Plot Area	53807.93 Sq. Mtrs.
Permissible FSI Area (Incl. Ancillary FSI)	279819.69 Sq. Mtrs.

Building Details -

Bldg. No.	Height (From GL to Slab)	No of Floors	Built Up Area (Sq.Mtrs.)	Gross Built Up Area (Sq. Mtrs.)	Occupancy Use Type	Bldg. Classification
Tower -1	65.60	2BP+GP+20	9348.43	12312.63	Resi	Resi
Tower-2 Mhada	65.60	2BP+GP+20	9348.43	13007.20	Resi	Resi
Comm. Block-1	18.70	2BP+GR+Mezz+03	5318.26	7817.94	Comm	Commercial
Comm. Block-2	17.10	2BP+GR+Mezz+02	4096.02	6592.62	Comm	Commercial
Comm. Block-3	15.50	2BP+GR+Mezz+02	4098.04	6594.64	Comm	Commercial
Comm. Block-4	13.90	2BP+GR+Mezz+02	4100.00	6596.60	Comm	Commercial
Comm. Block-5	11.70	2BP+Gr+Stilt/Mezz. +01	3233.75	5839.32	Comm	Commercial
Comm. Block-6	14.00	Gr+Mezz+02	1608.99	1618.99	Comm	Commercial
Comm. Block-7	15.20	BP+Gr+Mezz+ 02	2529.36	3763.49	Comm	Commercial
Comm. Block-8	17.15	BP+GR+Mezz+ 02	1677.39	3360.14	Comm	Commercial
Comm. Block-9	18.50	BP+GR+Mezz+ 03	2004.06	3202.61	Comm	Commercial
Tower -A	112.95	2BP+GP+5PoPr.+29	31330.32	45362.55	Resi+Comm	Mix
Tower -B	112.95	2BP+GP+5PoPr.+29	31051.57	50336.63	Resi	Resi
Tower -C	112.95	2BP+GP+5PoPr. +29	28185.38	46225.67	Resi+Comm	Mix
Tower -D	116.45	2BP+GP+5PoPr.+29	30057.06	52762.56	Resi	Resi
Tower -E	122.75	3BP+GP+4PoPr.+31	36072.65	50226.56	Resi	Resi
Tower -F	122.75	3BP+GP+5PoPr. +31	31284.46	43590.17	Resi+Comm	Mix
Tower -G	119.60	BP+GP+5PoPr.+30	36301.26	34725.04	Resi	Resi
Tower -H	119.60	BP+GP+5PoPr.+30	26301.36	34725.50	Resi	Resi
Club House -1	21.60	2BP+GP+4PoPr+01	800.00	3200.00	Comm	Comm
Club House -2	4.50	Gr. Flr.	161.95	161.95	Comm	Comm

1. Building Side margins, Drive ways, Staircases, Passages, Vehicle Ramps clearance as per shown in plan, for the maneuverability of the fire fighting vehicle should be kept absolutely free of obstructions, all the time. No Landscaping or any other structural work, to be done in side margins or in any other way, obstructing the access to side margins.
2. Emergency Contact Numbers Boards of the nearest Fire Station, Police Station, Ambulance / Hospital Service, and MSEB shall be displayed prominently at main gate, security gate and other easily visible places. The Owner and Occupier shall ensure that the necessary information and guidance boards, such as those indicating the Fire Protection System Installer / Fire Licence Agency details, Refuge Area, location of Underground Fire Pump Room, Fire Duct, Fire Staircase / Fire Towers are displayed at prominent and easily visible locations within the premises to guide residents and fire service personnel during emergency situations.
3. The fire vehicle accessible Podium if provided, that should be designed and constructed to carry weight of 45 tons with a point load of 10 kgs/ sq.cm for Special Heavy Fire Rescue Vehicle load (ALP, TTL, etc). The required vehicular Turning Width, at Ramp ends & building corners to be provided on podium. Podium slab to be painted with Red color strip exactly above the Beam line so as to easily identify it and ease operation of the Special Fire Vehicle Outrigger Jacking.
4. If any special high rise building having podium without accessible movement of the fire engine/appliance then Fire Water Monitor as per IS code-8442 shall be provided of the suitable capacity and horizontal water throw as shown in proposed plans.
5. Hose Reel Hose as per IS Code 884 (1985) (with appropriate length) of 30 Mtr or 40 Mtr. Shall be installed on each floor as per IS 3844. The first aid hose reel hose shall be installed / fixed on RCC column & connected directly to the each riser cum down comer main & the dia. mtr of hose reel hose not less than 19 mm. with a gun-metal, steel shut-off type nozzle of 6mm. dia.
6. Fire Hydrant cum Landing Valve as per IS code 5290 shall be installed as per IS 3844. at each floor & connected directly to the each riser cum down comer main (including all basements/parking/terrace floor/floors) near to fire staircase / inside the Fire Tower near to Smoke check lobby of each Special/High Rise Building according to IS code 3844 & 13039 revised time to time.
7. 02Nos. of Fire Delivery Hose/Hoses as per IS code 14933 (2001) with appropriate length along with (Preferably in fire hose cabinet) & Standard (universal) Branch Pipe as per IS Code 2871 (2012)

8.	The Capacity/Numbers Of The Fire Water Storage Tanks (underground/ intermediate -Break/terrace level which ever applicable according to height/types of occupancy/cluster building) should be provided in RCC according to the statement/chart mentioned in the proposed plans submitted by the concern Architect/Licensed Engineer. All the firefighting pumps shall be installed with positive suction type only.			
9.	02 Nos. of Riser cum Down Comer System shall be provided (with Independent Duct provision) as shown in the proposed plans.			
	Sr. No.	Zone	Bldg. Height In Mtrs.	Fire Duct Size in Mtrs.
	A)	Zone 1	0 to 23.99	1.00 X 1.00
	B)	Zone 2	24 to 44.99	1.00 X 1.20
			45 to 69.99	1.00 X 1.50
			70 to 89.99	1.20 X 2.00
	C)	Zone 3	90 to 134.99	1.50 X 2.00
			135 to 179.99	1.50 X 2.00
10.	a) A Fire Wet Riser cum down comer System of 6" dia. of GI 'C' Class pipe shall be provided and connected with Terrace level Booster pump, intermediate booster pump of fire break water storage tanks (if applicable) as well as underground Fire Pump set Each special/high rise buildings independent or separately. Water Pressure reducing orifice metal disc/plate shall be provided between the wet riser and hydrant Valve at lower level so as not to exceed the water pressure of 5.5kgs./sq.cms. Note: If proposed building's height is more than 60 meter then, fire Wet Riser cum down comer of 6" dia. of GI 'C' Class pipe system shall be provided for higher zone & lower zone separately & independently for the Fire hydrant & sprinkler system coupled with Multi Head/Stage Multi Outlet (MSMO) pumps of rated output and capacity should not be less than the guidelines of NBC 2016/ MFPE&LSM Act 2023.			
11.	Fire Fighting Pumps Requirement : All the types of under mentioned fire fighting pumps shall capable to maintain/supply water pressure of not less than 3.5k/sq.cms. at the topmost and remote ends fire hydrant. a) OVERHEAD : An auto-start ISI marked electric driven with alternate electric supply of DG backup 01 (One) No. of each Fire Booster Pump of 900 LPM capacity shall be installed near to overhead terrace level fire water storage tank of each building's / wing's Riser cum Down Comer System separately to fed water for the both hydrant and sprinkler system. With a RCC foundation, Isolating Sluice Valve, Butterfly Valve, Suction Strainer, ARV, NRV, Pressure Switch, Pressure Flow Gauge/Meters and Starter Panel of Ground Floor near to entrance lobby for non-special building and additionally one starter panel to be provided near to Booster Pump for the each special/high rise and non-special building/wing independently/separately. b) UNDERGROUND: If high rise/special cluster buildings are proposed then i) Fire Pumps (one set of pumps shall be provided for 100 nos. of Hydrant with maximum of two sets). ii) Fire Pumps with one additional Diesel Engine/ DG Set driven stand by pump means (02 no. (Two) of standby pumps) (one set of pumps shall be provided for up to 150 nos. of Hydrant with maximum of two sets. iii) if total number of hydrants are more than 150 then dedicated 02 (two) no. of complete fire pumps sets to be provided. c) The Under Ground steel pipes shall be protected by coating & wrapping. The coating & warping shall be done in general as per IS-10221-1982 d) If high rise/special cluster buildings are proposed with 2 (Two) no. of Fire pumps sets then the both pumps sets shall be interconnected to fed water to each Wet Riser of each building. Fire hydrants, hose reel hoses Branches/Nozzles, fittings, pressure switches, ARV'S, PRV'S, DOL switches, Fire service inlet, etc. to be ISI mark a RCC foundation, Isolating Sluice Valve, Butterfly Valve, Suction Strainer, ARV, NRV, Pressure Switch, Pressure Flow Gauges/Meters, Rubber Expansion Joint Bellows, and Starter Panels, Air Vessel Tank, System Test & Drain Lines separately with isolating Valves, Fire Pumps Panels to be provided/Installed at appropriate places according relevant norms as per IS-15301 The applicant/owner/occupier shall note that, the numbers or capacity of fire pumps shall increase/ decrease according to software based hydraulic calculations submitted by fire license agency regarding the fire protection system's design plans approval. The owner and occupier shall ensure that all the fire main, sprinkler, fire water curtain and standby fire pumps are maintained in auto start and manual stop mode of operation at all times. Future the fire jockey pump shall be maintained in auto start and auto stop mode of operation. The names of all fire pumps shall be clearly painted on the respective pumps and control panels. Similarly, the floor numbers corresponding to the Low Zone and High Zone shall be clearly painted and prominently displayed on each Fire Riser/Header. This is to ensure easy identification and understanding by the fire personnel during inspection, maintenance, and emergency firefighting operations. Unobstructed and free access to the Terrace Level Fire Booster Pump and the Underground Fire Pump Room shall be maintained at all times to ensure smooth operation during fire emergency situations. <u>Separate & Independent Fire Water tank & Fire Pumps shall be provided for Tower A,B,C,D & Commercial Block 1 to 5</u> One number of 900 LPM Booster Pump (For each Building/Wing) shall be provided. Two numbers of 3200 LPM Electric Driven Fire Hydrant Pumps with 180 LPM Fire Jockey pump for the each tower separately should be provided. Two numbers of 3200 LPM Electric Driven Fire Sprinkler Pumps with 180 LPM Fire Jockey pump for the each tower separately should be provided. Two numbers of 3200 LPM Diesel Engine/Alternate Electric Supply of DG set driven as a Stand By Pump/System shall be provided. Two numbers of dedicated 3200 LPM Diesel Engine/Alternate Electric Supply of DG set driven Fire Water Curtain/Drencher Suppression Pump with automatic operated deluge valve system shall be provided for all basements parking area.			

Separate & Independent Fire Water tank & Fire Pumps shall be provided for Tower E,F,G,H & Commercial Block 6 to 9

One number of 900 LPM Booster Pump (For each Building/ Wing) shall be provided.
Two numbers of 3200 LPM Electric Driven Fire Hydrant Pumps with 180 LPM Fire Jockey pump for the each tower separately should be provided.
Two numbers of 3200 LPM Electric Driven Fire Sprinkler Pumps with 180 LPM Fire Jockey pump for the each tower separately should be provided.
Two numbers of 3200 LPM Diesel Engine/Alternate Electric Supply of DG set driven as a Stand By Pump/System shall be provided.
Two numbers of dedicated 3200 LPM Diesel Engine/Alternate Electric Supply of DG set driven Fire Water Curtain/Drencher Suppression Pump with automatic operated deluge valve system shall be provided for all basements parking area.

Intermediate Fire Break Tank for Tower E & F -

One number of 2850 LPM Electric Driven Fire Hydrant Pump with 180 LPM Fire Jockey pump for the each tower separately should be provided.
One number of 2850 LPM Electric Driven Fire Sprinkler Pump with 180 LPM Fire Jockey pump for the each tower separately should be provided.
Intermediate Fire Break level all the Fire Pumps shall be connected through DG set for the Alternate Electric Supply all the time.

Separate & Independent Fire Water tank & Fire Pumps shall be provided for Tower 1 & 2 -

One number of 900 LPM Booster Pump (For each Building/ Wing) shall be provided.
One numbers of 2850 LPM Electric Driven Fire Hydrant Pumps with 180 LPM Fire Jockey pump for the each tower separately should be provided.
One numbers of 2850 LPM Electric Driven Fire Sprinkler Pumps with 180 LPM Fire Jockey pump for the each tower separately should be provided.
One numbers of 2850 LPM Diesel Engine/Alternate Electric Supply of DG set driven as a Stand By Pump/System shall be provided.
One number of dedicated 2850 LPM Diesel Engine/Alternate Electric Supply of DG set driven Fire Water Curtain/Drencher Suppression Pump with automatic operated deluge valve system shall be provided for all basements parking area.

Note: If proposed building's height is more than 60 meter then Multi Head/Stage Multi Outlet (MSMO) pumps of rated output and capacity should not be less than the guidelines of NBC 2016/ MFP&LSM Act 2023.

12. **Automatic Sprinkler System** Shall be provided as per IS-15015 for -
- If any building having Basements/ Multilevel Basements, Lower/Upper Parking or BP/LP/UP/PP with all Covered Ground Parking car / two wheeler including drive way & ramp also and all Upper floor (multilevel) Stilt parking, or All Podium Parking (Below Podium /all parking, under elevated/raised open spaces on podium) or All Mechanical / Puzzle / Pit/Stack Parking as Side Wall Sprinklers diagonally fitted on opposite sides of support channels of the structure.
 - All Commercial Bldg. (For Entire building.) with Covered Area more than 500 sq mts or height of the building is more than 15 m. (with a separate dedicated sprinkler pump of appropriate capacity)
 - All Hotels, Hospitals, Malls, Multiplexes, Warehouses, Banquets Halls, Auditorium, etc.
 - If any Residential Buildings height is 45 mtrs & above height then entire resi. Building including all Flats/Tenements, Balconies, All Passages, Refuge Area, Garbage rooms.
 - For any reason if any water base fire protection system (such as Fire Hydrant/Fire Booster Pump System) is being provided for any type of building and building having any commercial area which is less than 500 sq.mtr. That commercial area shall be protected by the Automatic Sprinkler System through the Fire Hydrant/Booster Pump.
 - If any façade glass, glazing shall be provided to the any types of building that façade glass, glazing should be fire resistance rating according to relevant IS Codes/NFPA guidelines protected with automatic water sprinkler/drenchers system.
 - If any Garbage Chute/Duct is being provided then complete garbage duct shall be protected by providing an Automatic Water Sprinkler system in garbage chute/duct.
 - Automatic fire water curtain suppression (with deluge valve) system as above mentioned (if applicable) shall be installed in the basement parking area to achieve compartmentation with water curtain nozzle (K-23) as per relevant Norms.

Note - Sprinklers shall be fed water from both underground static water storage and overhead terrace tank when both (overhead & underground fire tanks) are being provided. If any Garbage Chute/Duct is being provided then complete garbage duct shall be protected by providing an Automatic Water Sprinkler system in garbage chute/duct.

13. If any electrical meters/ panels rooms shall be provided on ground floor preferably and its door opening/ ventilation windows/VOIDs shall be remain away from the emergency escape/exit routes such as Fire /Public Staircase, Walkways, Passages Etc. All types of electrical /switch gears and electronic enclosed panels/cabinets shall be provided with CO₂ or Clean Agent-based local flooding fire suppression systems for effective protection against fire hazards. Further, all electrical meters and panels installed in unenclosed or open areas shall be protected by suitable automatic modular type fire extinguishers.
14. MOEFAS (Manual Operated Electronic Fire Alarm System)/ MCP should be provided near to & external side of the staircase on each floor of each building including all parking floors i.e. All basements, Lower/ ground/ upper/ podium/ parking under raised open space/ multilevel parking.
15. For the non-special building (if applicable) a single staircase shall be provided of non-combustible materials throughout as shown in proposed plans. And for the special /high rise building (if applicable) minimum TWO staircases (apart and diagonally opposite to each other) to be provided as per UDCPR-9.28.7 Out of total staircases 50 % staircases shall be enclosed Fire Escape Staircases of Fire Tower Type to be provided with Fire Resistance Doors Assembly (with frame & accessories) of min 120 minutes with (45mm thick) adequate natural (cross) ventilation or mechanical pressurization system according to NBC,

	that should consist firefighting shaft/duct and Fireman's /evacuation lifts / with smoke check lobby or talkback facility, and Commercial/Assembly/Educational/Institutional/Industrial Bldgs. to install Metal F. R. Door of CBRI / IPIRTI approved as per IS-3614. This fire staircase shall be treated for use of inhabitants during fire and other emergencies and will not be taken into any other use, not even for installation of firefighting system, etc and the access to the basement through each staircase shall be a separated/segregated at ground level by either a ventilated lobby or cut off screen wall without opening, having fire resistance door of 120 minutes with each entry and exits points at different ends through enclosures. It shall also be cut-off from the basement areas at various basement levels by a protected and ventilated lobby/lobbies. (Fire Tower's condition shall not applicable if plans are sanctioned earlier or actual construction is started earlier but at least fire staircase shall be provided)					
16.	Handrails in the staircases and public/stretcher ramps shall be provided between heights of 100cm to 110cm for the all educational, institutional, assembly, senior citizen's building.					
17.	If any staircase shall not have a mechanical positive pressurization system then such staircases shall be provided natural/cross ventilation with permanent vent at the top terrace level equal to 2.5 % of the cross sectional area of the staircase shall be provided to facilitate the natural venting of smoke and hot gases during emergency conditions					
18.	All Bldgs. above 60 mtrs and Starred Hotels, Malls, Multiplexes, Hospitals above 50 beds to be provided with Fire Sealant material of 2 hours rating at every floors at the point of Electric cables and other pipes etc passing through such floors or walls openings, etc					
19.	Hotel Bldgs. above 24 mtrs, Hospital Bldgs. above 15 mtrs, other Fully Commercial Bldgs above 24 mtrs, Residential Bldgs above 45 mtrs and Malls, Multiplexes irrespective of their height to provide Fire Retardant Paint/Coat (DRDO approved) for Electrical Cables.					
20.	Automatic Fire Suppression Systems to be provided for Commercial Kitchen Hoods of Hotels, Restaurants, Canteens, etc, complying LPS 1223/UL300.					
21.	The Fire Lift / Fire Cum Stretcher Lift shall be provided as under mentioned. The Fire Lift inside Fire Escape Tower with fire doors (120min) and in front of Smoke Check Lobby at all floors with pressurization of 25-30 Pa shall be provided unless naturally ventilated. The numbers of lifts (Public and Fire both) shall be increased according to the actual occupant load and types of occupancy of the particular high rise special building /wing. Among the total (public/fire/car/two-wheeler/luggage/material) Lifts the 50% Lifts shall be features and requirement of fireman's Lift/ Switch (fireman's override or emergency stop switch is a critical safety device used fire emergency situations) for Special High Rise Bldgs. these lifts shall have Fireman's switch and Talk back Facility emergency communication system. The words 'FIRE LIFT' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.					
	Sr. No.	Applicable Height of Bldg.	Fire Lift Required	No. of Person	Weight Capacity	Size of Fire Lift
	1	15 mtrs to 24 mtrs	Minimum One	8 (Eight)	545 Kgs.	1.43 Sq.Mtrs.
	2	24 mtrs to 70 mtrs	Minimum One	13 (Thirteen)	884 Kgs.	2.06 Sq.Mtrs.
	3	70 mtrs and above	Minimum One	15 (Fifteen)	1020 Kgs.	2.35 Sq.Mtrs.
22.	Refuge area shall be provided in buildings of height more than 24m. Refuge area provided shall be planned to accommodate the occupants of two consecutive floors including the occupant of refuge floor by considering area of 0.3 m2 per persons for the calculated number of occupants and shall include additionally to accommodate one wheelchair space of an area of 0.9 m2 for every 200 occupants, portion thereof, based on the occupants load served by the area of refuge or a minimum of 15m2, whichever is higher, shall be provided as under: 1) The Refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings. 2) Refuge area(s) shall be provided at/or immediately above 24 m. and thereafter at every 15 m or so					
23.	a) Basement/Lower Parking should have proper Mechanical Smoke Extraction & Dewatering pump Arrangements to prevent smoke and water logging. b) Mirror should be provided all Basement/Lower/Ground/Upper Parking Level's blind turn appropriate areas. c) If any Air Conditioning Duct facility is proposed inside the Building then Fire Dampers shall be provided As per IS: 655:1963					
24.	Basement/Lower Parking to be used only for Parking and Nonflammable stores as per DC Rule CI.15.11.12 & 15.11.13. Human habitation use of any kind is not permitted.					
25.	Adequate Natural /Mechanical Ventilation arrangement shall be provided for Commercial Kitchen room areas.					
26.	Open Terrace, especially over topmost floor of the building should not be covered or taken into use for any Hotel, Business, commercial purposes or human habitation such as any Roof Top Structure or alike.					
27.	1) a) ABC Type Fire Extinguishers ,6 kg cap.(ISI 15683 mark of Reputed Brand) - 2 Nos. on every floor and additional 1Nos for Electric Panel Board, 1 Nos for Lift Room of each building and 1 Nos for D.G. Set /Transformer/D.P/ Feeder pole to be provided. (b) ABC Type 6 kg cap. (ISI 15683mark of Reputed Brand) - 1 Nos. minimum for every shop/office, etc to be provided in case of Mix or Commercial occupancy Bldgs. (c) ABC Type 6 kg capacity (ISI 15683 mark of Reputed Brand) -1 Nos. minimum for every 100 sq mtr area for every Basement or other Parking areas AND 1 no for every vehicle for Bldgs. Having Stack Mechanical/Puzzle Parking if any. 2) Modular type Fire Extinguisher (ISI Marked 15683), 10 kg cap- 1 Nos. to be provided for the under mentioned points. (a) over top of every upper car for Mechanical/Puzzle area Parking, if such mechanical parking is/are minimum and not protected by the automatic water sprinkler system (b) for every commercial shop, mezzanine floor, if such a shops and mezzanine area is minimum & not protected by the automatic water sprinkler system. (c) In the each Electrical Meter Room, Hotel kitchens and over the Indoor Electrical Transformers.					

3)	(a) Automatic Fire Trace & Suppression System to be provided for Computer Server Rooms/Enclosed electrical panels, electrical control panels, control cabinets, Data center server racks, industrial machinery enclosures. (b) Automatic Fire Suppression System to be provided inside Kitchen Hoods Ducts for commercial Kitchens.
4)	ABC & Co ₂ Fire Extinguisher as per IS Code 15683 (2006) & 2190 (2010) shall be installed at prominent places or near to all staircase at each floor (Including all types of parking area.)
28.	a) Courtyard Ring Mains (Above Ground) and or Parking Hydrants with one 2/4 way Collecting Head for each wing to be provided apart from the Bldgs in front, at accessible position as per IS-13039-1991 - Provision & Maintenance of External Hydrant System. External Hydrants : courtyard hydrants on ground shall be provided at distance of every 30 mtrs. Each around the each special/ high rise building as well as at top of the podium level within the confines of the site of the wet riser. Hose box with two hoses & branch shall be equal distributed in each basement, ground/upper parking courtyard area as well as on each floor. b) Fire Hydrant Valve should be installed on each 'Riser cum Down Comer' With Delivery Hose/Hoses Box including Fire Nozzle/Branch (ISI Mark) on each floor of each building of any type of occupancy including each parking floor i.e. All basements, Lower/ ground/ upper/ podium/ parking under raised open space/multilevel parking. c) Fire Draw off connection & Fire service inlet with Yard-Ring Main Hydrant systems shall be installed as per IS Code 3844 (1989) & for the special /high rise building additional independent 3-4 way Fire Service Inlet with additional isolating valve before this fire service inlet shall be installed on each Fire Riser of each special building. And non-special building 2 way fire service shall be installed.
29.	Fire Pump Installation and all Emergency Lighting System (eg. Staircase, passage, etc. to be connected to Independent Backup System, for cluster and Tower Buildings.
30.	a) LPG Reticulated System (Gas Bank) installation is preferred on ground level from fire safety point in High Rise/Commercial Building. It shall comply with ISI 6044 - 1988 Code and OISD norms. Modular Fire Ext. 10 kg - 1 No for each Gas bank, (up to 500 kg -1 No and >500 kg -2 Nos.) ABC Type Fire Ext. (ISI mark) - 6 kgs - 5 Nos. b) LP Gas detection system to be installed in the Comm. Kitchen area/Restaurant.
31.	Heat and or Smoke /Multi Sensor Detectors with Response Indicators (RI) to be provided for entire False Ceilings and coverings if any.
32.	a) Fire Evacuation Plan/Fire Orders to be prepared for Special Buildings with proper display of adequate Directional Illuminated Signage's and Exit Drawings boards, etc. b) Lightning Arresters (As per IS 3070-3 (1993)) to be provided on top of Bldgs. Above 36 mts. For Lightning safety.
33.	Hotels, Hospitals, Malls and other special/commercial buildings to install LP Gas Detector Devices in their kitchens.
34.	Addressable Automatic Smoke/Multi Sensor Detection and Fire Alarm System to be provided for Commercial Buildings above 15mtrs height or having floor area above 500 sq.mtrs, with Laser Beam Detectors in Malls, Godowns, Auditoriums, Multiplexes & all other building, including Residential Bldgs. 45 mtrs & above in height as per IS-2189-1999 Code of Practice for selection, installation and maintenance of Automatic Fire Detection and Alarm System. Detectors and Panel Board to be of reputed company. Linear Heat Detection System for Electrical/Electronic Panels/Computer Server, etc
35.	The owner /occupier shall make a provision according to the all necessity of electrical safety, all MCB (Miniature Circuit Breakers), ELCB (Earth-Leakage Circuit Breakers) Safety Device, BOCB (Bulk Oil Circuit Breakers), MPCB (Motor Protection Circuit Breakers), RCCB (Residual Current Circuit Breakers), MCCB (Moduled Case Circuit Breakers), ACB(Air Circuit Breakers), Lightning Arrester, Lifts/Escalators/Travelator, DG Sets of emergency/alternative electrical back up supply, electrical earthing, electrical transformers and switch gears, VCB (Vacuum Circuit Breakers), SF-6 (Sulphur Hexafluoride Gas (Arc) Circuit Breakers), shall be installed (if applicable), maintained through electrical licenced contractor. Initial inspection and periodical repair/maintenance/inspection of such electrical installations should be carried out by the experienced electrical safety officer/engineer according schedule of Central Electricity Authority (Measures relating to safety and electric supply) Regulation 2010 in the interest of electrical short circuit safety.
36.	A Voice Evacuation System: the voice evacuation system shall be integrated to fire alarm system so as to facilitate the coordination activities in case of fire emergencies. The actuation of the alarm control panel shall automatically activate the Voice Evacuation System . A pre-recorded message shall be broadcast on the affected floor, one floor below & two floor above the affected area.
37.	Integrated System : the entire fire fighting system shall be of the types " integrated building automation system combining all the system. Flasher light shall be installed at the top of the building which will be switched on in case of incident of fire in that building to indicate involvement of the building in fire. It will also help incoming fire brigade appliances to reach the spot in time without delay.
38.	Full equipped Fire Control Room be provided on Ground floor with qualified Fire Officer appointment for Special Bldgs like Hotels, Malls, Multiplexes, Hospitals, etc above 30 mtrs and residential 60 Mtrs or recommended by fire dept.
39.	Fire Installation to be got done from the authorized Licensed Agency of Govt. of Maharashtra only and Drawings of building of special / High rise buildings to be got approved, from local fire authority before starting of work.
40.	Building Revision if any towards Remaining/Addl FSI, TDR Loading, Addl Plot Amalgamation, etc. in future, shall be sanctioned, subject to strict compliance of Unified Development Control Rules of State Govt. Order No.TPS1818/Pra.Kra.236/18/Viyo/CI20 (4),UD-13, Dt - 02/12/2020 PCMC DC Rules CL.6.2.6.1, 10.6, 19.6.2, 19.6.3, 19.6.4 and GR No.TPS-1809/287/CR-1924/UD-13, Dt.10/03/2010, for Two Staircases, proper Side Margins & proper Approach Road width clearance, only. Apart from above requirements, the construction of the building and compliance to be carried out as per the following codes, which is the moral responsibility of the applicant - a. NBC -2016 Codes - Part IV - Fire and Life Safety b. National Electrical Code - 2023 c. Central Electrical Authorities (Measures Relating to safety & Electrical Supply) Regulation 2023

	d. ISI Codes - • IS-1642 - Code for Fire Safety of Buildings-Details of Construction • IS-1643 - Code for Fire Safety of Buildings- Exposure Hazard. • IS-1644 - Code for Fire Safety of Buildings- Exit requirement and Personal Hazards. • IS-1646 - Code for Fire Safety of Buildings- Electrical Installation. • IS-732 - Code for Electrical Wiring installations. • IS-1893- Criteria for Earthquake Design of Structures and • IS-4326- Code for Earthquake Resistance Design and Construction of building • IS-2309- Code for Protection of buildings against Lightning Safety.
NOC Applicable Points Numbers	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 only.
NOC Remarks if any	Prov Fire NOC No. Fire/01/RC/WS/247/2024 Dt. 04/06/2024 Rev I Fire NOC No. Fire/01/RC/WS/809/2024 Dt. 03/09/2024 Rev II Fire NOC No. Fire/01/RC/WS/29/2025 Dt. 07/04/2025 Subject to sanctioned plan No. BP/Akurd/09/2025 Dt. 31/03/2025 As per proposal note no. 2634 sanctioned by Hon. Addl. Commissioner on Dt.06/10/2025

Since, this NOC is only for building construction purposes, Fire NOC for the Business / Utility purposes should be taken separately. Eg. Malls, Multiplexes, Hotels, Hospitals, Schools, Gas Banks, Gas Agencies, Petrol Pumps, etc.

This NOC is a guideline, based/framed on present codes/rules/conditions, to carry out / provide / install fire equipment's and installation as per governing rules. However, practical technical working, designing and actual implementation may require additions to fire equipment, etc depending upon the actual site conditions during/after the construction and or the rules prevailing during that time. The concerned Fire Consultants / Fire Licensing Agency / MEP Consultants / Project Management Consultants / etc should work out on pure technical grounds. The Fire Equipments, Systems to be installed should be of high standard, having ISI, LPCB, UL, NFPA, EN, CE, etc standards.

This NOC to be read carefully and note to be taken of all the "Applicable Points" mentioned above. All applicable points/conditions to be fulfilled and fire installations to be installed before the submission of Final Fire NOC. The Fire Fighting System installation to be got done by actual Licensed Fire Agency only, and the Fire Installation Certificate (AMC) in Form 'A' as per Sec.3(3) of Maharashtra Fire & Life Safety Act - 2006, to be submitted at the time of Final NOC.

Difference of fees amount if any, found during Audit, in future, will be recovered from the Applicant/ Occupier.

Fire NOC Fees once paid, is Non-refundable.

This is a temporary/provisional NOC, issued only for plan sanctioning of the buildings and layout purposes, from fire prevention point of view. This NOC should not be treated as a Permission. This Fire NOC doesn't imply any final clearance of matter or should not be taken as granted for clearance of building permission. the applicant/architect/owner/builder/developer shall note that, regarding the aviation safety in concern with the height of the building, safe distance from 'Red Zone' Area, the 'Red and Blue Lines of flood levels safety, 'Electrical High Tension Lines' safety, Petroleum & Explosive Storage & Handling safety, minimum safe distance from the Railway Track/Lines, For Lift, Escalator, & Travelator safety, Industrial/Boiler use & activities safety, Environment Clearance, & other necessary permissions/clearances/approvals etc. must be obtained from local "Civil Aviation Department, Defence Department, Water & Irrigation department, MSEB, PESO, Railway Department, Electrical/Lift Inspection department, MPCB/Boiler Inspection Department, Environment Clearance Department, Building Permission/Water Supply/Garden/Drainage Department of the PCMC before commencing the construction of the buildings, if necessary as applicable.

The applicant/owner/occupier shall note that, The present needs of fire pumps and their capacities are less according to plans submitted for provisional fire NOC. But, the above mentioned numbers of fire pumps and their capacities are considered against the full potential plans submitted earlier for IOD/provisional NOC's of cluster building's project. if any further changes made/proposed in built up area, height, or occupancy in future during the revision of FIRE NOC then numbers and capacities of fire pump's shall be changed automatically.

The applicant/owner/occupier shall note that, The undersigned/fire officers reserves all rights to visit/inspect the construction site/constructed project any time without any prior formal intimation or written notice and also reserves rights to modify/alter/revoke the terms and conditions mentioned in this NOC due to any technical/practical error/difficulty regarding the fire prevention/protection/life safety measures without any notice or cause, at any time in the public interest.

In the future, if the developer/owner/occupier intends to go for expansion, alteration, modification, revision of any building's construction or fire protection systems an approval of fire department must be obtained before commencing proposed construction or upgradation /alteration of fixed fire protection systems.

All other rules governing of this department and or changes, up-gradation in equipment/installation are applicable from time to time.

As per the sanctioned building plan, all side margins and the designated fire engine driveways shall be kept unobstructed and free at all times to ensure smooth access and maneuvering of fire and emergency vehicles during any emergency situation.

The Owner and Occupier shall ensure that personnel responsible for fire safety obtain refresher training on the operation of fire protection systems through a recognized fire license/authorized agency, as per operational necessity, and at least once every six months (semester basis).

Any false or wrong information or documents given knowingly or unknowingly or manipulated, or precautions mentioned above if not adhered will be liable for cancellation / revoking of the NOC as per

CL386(3) of MMC Act -2012 and the applicant will be solely responsible for the matter and will be liable for legal action. NOC Fees once paid, shall not be refunded.

NOC issued, subject to final approval from Building Permission Dept. of PCMC.
(Abbrev : B-Basement, Gr-Ground, Stl- Stilt, Flr-Floor, Po-Podium, Pr-Parking, PoPr-Podium Parking, BP- Basement Parking, UBP- Upper Basement Parking, LBP- Lower Basement, GP-Ground Parking, LGP - Lower Ground Parking, UGP - Upper Ground Parking)

Proposed Site Address -
CTS. No. 4663, 4664 (P) , 4665(P) Akurdi, Pune



Fire Officer
Pimpri Chinchwad Municipal Corporation
Pimpri, Pune - 411018

To,
M/s. Sankalp Designers
Arch. Shitesh Agarwal.

Owner/Through - M/s. Upsquare Ventures LLP.			Receipt No & Date
Particulars	Pervious NOC no. Date	NOC Fees Paid Rs.	
Paid For CFC	NA	1,500/-	R.No. 303324250000286 Dt.04/04/2024
Paid For Prov	Fire/01/RC/WS/247/2024 Dt. 04/06/2024	34,86,700/-	R.No. 303324250006252 Dt.03/06/2024
Paid For CFC	NA	1,500/-	R.No. 303324250009101 Dt.26/06/2024
Paid For Rev	Fire/01/RC/WS/809/2024 Dt. 03/09/2024	86,94,400/-	R.No. 303324250019226 Dt.02/09/2024
Paid For CFC	NA	1,500/-	R.No. 303324250037694 Dt.17/02/2025
Paid For Rev	Fire/01/RC/WS/29/2025 Dt. 07/04/2025	4,77,83,800/-	R.No. 303325260000002 Dt.01/04/2025
Paid For CFC	NA	1500/-	R.No. 303325260009211 Dt.22/08/2025
Paid For Rev	-	3,97,59,800/-	R. No. 303325260020684 Dt. 08/10/2025
Total Paid		9,97,30,700/-	
Diff. Amt. For Prov Fire NOC Fees Rs. 3,97,59,800/- paid			

* Fees Receipt to be preserved properly & Xerox copy submitted during next submission for Revision or Final NOC case.

***** FINISH *****

Annexure 2

-IOD Letter

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पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११०१८.

(नियोजित विकसन दाखला)



पिंपरी चिंचवड महानगरपालिका

पिंपरी पुणे - ४११०१८

बांधकाम परवानगी विभाग

जा.क्र.-वीपी/पर्यावरण/आकुर्डी/०४/२०२४

दिनांक - १५/१०/२०२४

प्रति,

मे. अपस्केअर व्हॅचर्स एल.एल.पी.
आकुर्डी, सि.स.नं. ४६६३, ४६६४पै, ४६६५पै,
आकुर्डी, पुणे.
द्वारा - ला.आर्कि. श्री. शितेश आगरवाल
एफ.सी. रोड, पुणे.

विषय - मौजे आकुर्डी, सि.स.नं. ४६६३, ४६६४पै, ४६६५पै, मधील भुखंडावर पर्यावरण
मंजूरीकामी बांधकाम व्याप्तीबाबत दाखला देणेबाबत.

संदर्भ - १. महाराष्ट्र शासन नगरविकास विभाग यांचेकडील शासन निर्णय क्र. टिपीएस-१८१६/
प्र.क्र.४४३/१६/प्रायो/नवि-१३, दि.१३/४/२०१७
२. सुधारीत बांधकाम परवानगी क्र. वीपी/आकुर्डी/२२/२०२४, दि.०४/०९/२०२४
३. अर्जदार मे. अपस्केअर व्हॅचर्स एल.एल.पी. यांचे ला.आर्कि. श्री. शितेश आगरवाल
यांचा दि.०७/१०/२०२४ चा अर्ज.

महाशय,

मा. शहर अभियंता, पिंपरी चिंचवड महानगरपालिका यांजकडून - पिंपरी चिंचवड
महानगरपालिका हद्दीतील मौजे आकुर्डी, सि.स.नं. ४६६३, ४६६४पै, ४६६५पै, मधील भुखंडावर महाराष्ट्र
प्रादेशिक व नगररचना अधिनियम १९६६ व त्याअंतर्गत UDCPR - 2020 अन्वये मंजूर झालेल्या नियमाप्रमाणे
संदर्भ क्र. १ नुसार नियोजित विकासासाठी आपण संदर्भ क्र. ३ अन्वये अर्ज केलेला आहे. त्यास अनुसरून खालील
अटीस अधिन राहून आपल्या वरील प्रस्तावास भुखंड क्षेत्र ५३८०७.९३ चौ.मी. व एकुण बांधकाम क्षेत्र
(एफ.एस.आय. क्षेत्र २७६८१३.९४ चौ.मी. + नॉन एफ.एस.आय. क्षेत्र १७५२१७.०७ चौ.मी.) असे एकुण
४५२०३१.०१ चौ.मी. साठी नियोजित विकसन दाखला देणेत येत आहे.

१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा. SEACS व SEIAA पर्यावरण व
वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी तसुन अर्जदाराने
त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहील.
३. अर्जदाराने सि.टी. सर्व्हे मोजणीनुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहील.
४. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.

सोबत - नकाशा.

स्थळ प्रतीवर मा. शहर अभियंता
कडून प्राप्त असे.

शहर अभियंता (कैरीता)
बांधकाम परवानगी विभाग
पिंपरी चिंचवड महानगरपालिका
पिंपरी, पुणे - ४११०१८

Annexure 3 EC Letter.



File No: SIA/MH/INFRA2/542052/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 23/12/2025



To,

Mr. Kailash Ramkumar Agarwal
UPSQUARE VENTURES LLP
Sr. No. 4663+4664(Part)+4665(Part) Akurdi, Taluka Haveli, District Pune, Maharashtra. , Akurdi,
PUNE, MAHARASHTRA, 411035
upsquarev2024@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/542052/2025 dated 03/07/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813MH5759051N
(ii) File No.	SIA/MH/INFRA2/542052/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP
(viii) Name of Company/Organization	UPSQUARE VENTURES LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: S. No. 4663+4664[Part] + 4665[Part] Akurdi Pune

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr. Kailash Ramkumar Agarwal under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP	
b.	Latitude and Longitude of the project site	18.64455739846273,73.78503636095047 18.6495330093369,73.78826523786796	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	5.3807
		Forest Land (B)	0
		Total Land (A+B)	5.3807
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	85000	
g.	EMP Cost (in lacs)	1261.49	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Total Construction Area	Product	452031.01	Sq.m.	-	-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/542052/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s UPSQUARE VENTURES LLP
S. No. 4663+4664[Part], 4665[Part] Akurdi,
District- Pune

Subject : Environmental Clearance for Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP

Reference : Application no. SIA/MH/INFRA2/542052/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 229th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd December, 2025.

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

1. Proposal Number	SIA/MH/INFRA2/542052/2025	
2. Name of Project	Proposed Residential and commercial Development Located at CTS No.4663, 4664(P), 4665(P), Akurdi, District- Pune Maharashtra by M/s. UPSQUARE VENTURES LLP	
3. Project category	8 B(B1)	
4. Type of Institution	LLP	
5. Project Proponent	Name	Mr. Kailash Ramkumar Agarwal
	Regd. Office address	CTS No.4663,4664(P),4665(P), Akurdi, Pune
6. Consultant	Element Consultancy Services, Pune (NABET Certificate No. NABET/EIA/2326/IA 0127, Valid up to 11/08/2026)	
7. Applied for	New Project	
8. Details of previous EC	NA	
9. Location of the project	CTS No..4663,4664 (P), 4665(P), Akurdi, District- Pune Maharashtra	
10. Latitude and Longitude	Latitude: 18°38'49.36"N, Longitude: 73°47'11.94"E	
11. Total Plot Area (m ²)	53807.93	
12. Deductions (m ²)	8697.23	
13. Net Plot area (m ²)	45110.70	

14	Proposed FSI area (m ²)	2,76,813.94				
15	Proposed non-FSI area (m ²)	1,75,217.07				
16	Proposed TBUA (m ²)	4,52,031.01				
17	TBUA (m ²) approved by Planning Authority till date	4,52,031.01				
18	Ground coverage (m ²) & %	30756.70 sqm				
19	Total Project Cost (Rs.)	Rs. 850.00 Cr.				
20	Details of Building Configuration:					Reason for Modification / Change
	Previous EC / Existing Building		Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	-	-	-	Tower 'A'	2BP+G+5PO+29 FLOORS	112.95
	-	-	-	Tower 'B'	2BP+G+5PO+29 FLOORS	112.95
	-	-	-	Tower 'C'	2BP+G+5PO+29 FLOORS	112.95
	-	-	-	Tower 'D'	2BP+G+5PO+29 FLOORS	116.45
	-	-	-	Tower 'E'	2BP+G+5PO+30 FLOORS	119.60
	-	-	-	Tower 'F'	2BP+G+5PO+30 FLOORS	119.60
	-	-	-	Tower 'G'	BP+G+5PO+29 FLOORS	112.95
	-	-	-	Tower 'H'	BP+G+5PO+29 FLOORS	112.95
	-	-	-	Tower-1	2BP+G+20 FLOORS	65.60
	-	-	-	Tower -2 (MHADA)	2BP+G+20 FLOORS	65.60
	-	-	-	COMMERCIAL -BLOCK -01	2BP+G+MEZZ.+03	18.70
	-	-	-	COMMERCIAL -BLOCK -02	2BP+G+MEZZ.+02	17.10
	-	-	-	COMMERCIAL -BLOCK -03	2BP+G+MEZZ.+02	15.50
	-	-	-	COMMERCIAL -BLOCK -04	2BP+G+MEZZ.+02	13.90
	-	-	-	COMMERCIAL -BLOCK -05	2BP +G+ STILT/MEZZ.+01	11.70
	-	-	-	COMMERCIAL -BLOCK -06	G+MEZZ+02	14.00
	-	-	-	COMMERCIAL -BLOCK -07	BP+G+MEZZ+02	15.20

				COMMERCIAL -BLOCK-08	BP+G+MEZZ+02	17.15	
				COMMERCIAL -BLOCK - 09	BP+G+MEZZ+03	18.50	
				Club House -01	1 FLOORS	4.50	
				Club House-02	Ground	4.50	
21	Total number of tenements	Total Tenements/ shops Residential-1657Nos, Shops-253Nos, TOWER2- (MHADA)-145 Nos = 2055 Nos. Total Population-13633 Nos. (Residential- 8285 Nos + MHADA-725 Nos. + Commercial- 4653 Nos)					
22	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	934.0	Fresh Water	934.0		
		Recycled (Gardening)	25.0	Recycled (Gardening)	0.0		
		Recycled Flushing	502.0	Recycled Flushing	502.0		
		Swimming Pool	1.0	Swimming Pool	1.0		
		Total	1461.0	Total	1436.0		
		Waste water generation	1436.0	Waste water generation	1436.0		
22	Water Storage Capacity for Firefighting / UGT m3	Domestic UG tank (For Residential)-1145 m3 Drinking UG tank (For Residential)- 229.0 m3 Fire UG Tank (For Residential)- 1600 m3 Drinking UG tank (For MHADA)- 217.5 m3 Domestic UG tank (For MHADA) – 43.5 m3 Fire UG Tank (For MHADA)- 400 m3 Domestic UG tank (For Commercial)-233 m3					
24	Source of water	Local Body PCMC					
25	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-monsoon-13 to 15 m BGL Post monsoon- 7.0 to 9.0 m BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	Total-32 Nos. Surface recharge pits -8 Nos Size: 2.5mx2.5mx2.0m Rooftop recharge pits-24 Nos Size: 2.5mx2.5mx1.75m				
		Details of UGT tanks if any:	NA				
26	Sewage and Wastewater	Sewage generation in CMD:	1436.0				
		STP technology:	MBR				
		Capacity of STP (CMD):9+	Total STP capacity- 1445 CMD 3 nos of STP Proposed STP Capacity for Residential- 1040 CMD + Commercial (Block 1 to 6)- 160 CMD STP Capacity for MHADA- 185 CMD STP Capacity for Commercial (Block 7 to 9) - 60 CMD				

27	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry Waste	18 Kg/day	Through authorized vendor
		Wet waste	27 Kg/day	Organic waste composter
		Construction waste	Steel, Tiles, Excavated material etc	Will be handed over to authorized recycler Top soil will be used for landscaping.
28	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	2500 kg/day	Will be handed over to authorized recycler
		Wet waste:	3168.3 kg/day	Will be treated in OWC
		Hazardous waste:	Negligible	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	43.8 kg/day	Will be handed over to authorized recycler
		STP Sludge (dry)	135.83 kg/day	Will be used as manure for gardening purpose
29	Green Belt Development	Total RG area (m ²):	4511.45	
		Existing trees on plot:	243 Nos.	
		Number of trees to be planted:	Total-3127 Nos Required Trees-564 Nos+ Existing Trees-71Nos+ Compensatory Trees-2492 Nos	
		Number of trees to be cut:	38 Nos.	
		Number of trees to be transplanted:	134 Nos.	
30	Power requirement	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	100 KW	
		During Operation phase (Connected load):	24728.98 KW	
		During Operation phase (Demand load):	12082.88 KW	
		Transformer	22 Nos of 630 KVA	
		DG set:	For Residential: 1 x 750 KVA , For MHADA : 1 x 400 KVA For Commercial : 4 x 1010 KVA	
	Fuel used:	Disel		
31	Details of Energy saving	Auto Timer control for external & common lighting. Use of CFL / LED lamps in all public/ common areas. Solar powered water heating. Electronic VVF Drives for lifts. Solar PV Panel power for common area lighting. % of saving: 20.45 %		
32	Environmental Management plan	Type	Details	Cost
		Capital	Air, water, land, biological	10 Lakh

budget during Construction phase		O&M	environment Air, water and Noise Monitoring	5 Lakh/Annum		
33	Environmental Management plan Budget during Operation phase		Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
			Storm water	-	-	-
			Sewage treatment	STP	548.85	47.15
			Water treatment	-	-	-
			RWH	Rain Water harvesting	57.0	1.7
			Swimming Pool	-	-	-
			Solid Waste	OWC	48.55	14.05
			Hazardous Waste	-	-	-
			Green Belt Development	-	2500.0	22.0
			Energy saving	Renewable energy Solar PV panel & solar hot water	579.89	28.10
			Environmental Monitoring	From MoEF&CC approved lab	-	8.14
			Disaster Management	During operation phase	90.0	10.0
34	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
		4-Wheeler	2420	2420	12.5	
		2-Wheeler	3261	3261	2.0	
35	Details of Court cases / litigations w.r.t. the project and project location if any.					No

3. Proposal has been considered by SEIAA in its 313th (Day-2) meeting held on 03rd December, 2025 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:

SEAC Conditions-

1. During presentation on 12.09.2025, PP stated that they will carry out the necessary 2500 trees through rotary club. However, no details as to where the trees are proposed to be planted were given, no details of land identified for this purpose were given. PP again presented the case on 17.09.2025 and they have produced the letter from Marshal Cadet Force which is an NGO stating that this NGO shall plant about 150 trees in the schools however no details of school and the land was submitted. PP to submit details of the same.
2. PP to submit Fire NoC
3. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water

- proposed to be used for construction phase should not be drinking water.
6. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
 7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
 8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 4511.07m² 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. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI 2,76,813.94m², Non FSI - 1,75,217.07m², total BUA 4,52,031.01m². (Plan approval No B.P./EC/Akurdi/04/2024, dated 15.10.2024)

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.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

Annexure 4-
Drinking Water and Sanatory Facility.



Sanitory Facility.



Drinking water Facility

Annexure-5

Ready-mix concrete Document

MIXING REPORT											
RMC PLANT											
KRUSHNAI READYMIX Plant Capacity 60 CBM											
Customer	SHUBH VEDHA	Start Time	28/05/2026 12:10:01PM		Art Batches	10					
Site	AKURDI	End Time	28/05/2026 12:21:14PM		Load Qty	10.00 M3					
Recipe	M 30	Docket No.	14630		Order Qty	0.00 M3					
Order	M 30	Truck No.	MH 6MT7645		With This Load	10.00 M3					
		Driver	OMPRAKASH		Batch Size	1.00					
		TH volume	2520.1 KG/M3		W/C Ratio	0.471					

BATCH NO	Cycle Time	20MM	SAND	SAND	10MM	CEMENT 2	GGBS	FLYASH	WATER	Water Corr	ADMIXTURE	TOTAL KG
1	135	688	0	799	445	343.5	0.0	70.4	193.9	0.0	4.14	2543.99
2	78	690	0	791	438	341.4	0.0	71.0	194.8	0.0	4.20	2530.43
3	93	681	0	801	447	342.9	0.0	69.1	190.7	0.0	4.16	2535.89
4	87	691	0	802	440	340.3	0.0	71.4	197.1	0.0	4.07	2545.83
5	84	688	0	799	444	342.5	0.0	72.1	195.8	0.0	4.22	2545.65
6	85	685	0	795	439	342.6	0.0	69.0	192.3	0.0	4.42	2527.31
7	87	684	0	798	443	339.8	0.0	71.3	193.8	0.0	4.12	2534.10
8	79	664	0	796	442	342.4	0.0	71.6	197.6	0.0	4.21	2537.84
9	90	688	0	791	444	342.5	0.0	71.4	193.8	0.0	4.02	2534.79
10	88	689	0	794	442	342.5	0.0	71.5	194.2	0.0	4.00	2537.11
Moi & ABS	0%	0%	0%	0%	0%				0.0			
Actual Total	6868	0	7966	4424	3420.6	0.0	705.7	1944.1	0.0	41.56		25372.94
Target Total	6830.0	0.0	7920.0	4380.0	3400.0	0.0	700.0	1930.0		41.00		25201.00
Average	686.80	0.00	796.60	442.40	342.06	0.00	70.57	194.41		4.16		
Target	683.0	0.0	792.0	438.0	340.0	0.0	70.0	193.0		4.10		
Recipe Design	683	0	792	438	340.0	0.0	70.0	193.0		4.10		

Time: - 1:10

All Unit in Kg

Supervisor: _____ Operator: _____



Photograph of wet gunny bags.

Annexure 6 –

Water quality monitoring report



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in | ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Mar/R-673	Issue Date	17/03/2026
Name and Address of Customer	Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP		
Sample Name	Water	Sample Description	Ground water
Date of Sampling	10/03/2026	Sampling Time	11.50 AM
Sampling Location	Near project Site	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	02 L
Start Date of Analysis	11/03/2026	End Date of Analysis	17/03/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	Colour	<2.0	Hazen	Max 5	APHA 2120 B, 24th Ed.2023
2	Turbidity	<1.0	NTU	<1.0	APHA 2130 B, 24th Ed.2023
3	pH at 25°C	7.27	--	6.5 to 8.5	APHA 4500 H+ B, 24th
4	Total Dissolved Solids TDS	348.0	mg/L	Max 500	APHA 2540 C, 24th Ed.2023
5	Calcium (as Ca)	55.0	mg/L	Max 75	IS 3025 (Part 40):2019
6	Chloride(as Cl)	56.0	mg/L	Max 250	APHA 4500 Cl ⁻ B, 24th Ed.2023
7	Residual Free Chlorine (as Cl)	0.3	mg/L	Min 0.2	APHA 4500 Cl ⁻ -B, 24th Ed.2023
8	Iron(as Fe)	0.1	mg/L	Max 1.0	APHA 3111 B, 24th Ed.2023
9	Magnesium (as Mg)	28.0	mg/L	Max 30	IS 3025 (Part 46):2019
10	Sulphate (as SO ₄)	35.0	mg/L	Max 200	IS 3025 (Part 24):2022
11	Total Hardness(as CaCO ₃)	178.0	mg/L	Max 200	IS 3025 (Part 21):2019
12	Total Alkalinity (as CaCO ₃)	145.0	mg/L	Max 200	IS 3025 (Part 23):2019

Remark- The above water sample does Comply with required limit as per IS 10500:2012.



Rpt
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

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+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)

Annexure 7 –

Soil Quality Monitoring Report


EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Mar/R-672	Issue Date	17/03/2026
Name and Address of Customer	Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	10/03/2026	Sampling Time	13.05 PM
Start Date of Analysis	11/03/2026	End Date of Analysis	17/03/2026
Sampling Location	Project Site	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	02 Kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25°C	7.47	--	IS 2720(Part 26) 1987
2	Conductivity	335.0	µS/cm	IS 14767 : 2000
3	Organic Matter	0.9	mg/Kg	IS 2720 (Part 22)1972
4	Available Nitrogen (as N)	145.0	mg/Kg	Manual Of Soil Testing
5	Available Phosphorus	45.0	mg/Kg	Manual Of Soil Testing
6	Available Potassium (as K)	168.0	mg/Kg	Manual Of Soil Testing
7	Zinc (as Zn)	3.0	mg/Kg	Manual Of Soil Testing
8	Boron (as B)	0.3	mg/Kg	Manual Of Soil Testing
9	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
10	Manganese (as Mn)	5.0	mg/Kg	Manual Of Soil Testing
11	Sulphate (as SO ₄)	30.0	mg/Kg	Manual Of Soil Testing
12	Chloride (as Cl)	35.0	mg/Kg	Manual Of Soil Testing
13	Sodium (as Na)	50.0	mg/Kg	Manual Of Soil Testing
14	Soil Texture	Clay	-	Manual Of Soil Testing
15	Water Holding Capacity	40.0	%	Manual Of Soil Testing
16	Magnesium (as Mg)	28.0	mg/Kg	Manual Of Soil Testing
17	Calcium (as Ca)	50.0	mg/Kg	Manual Of Soil Testing

Remark:



R.P.
Authorized Signatory
Mr. Rahul Patil
(Director)
Page 01 of 01

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

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+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)

Annexure 8- PUC certificate

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 16/02/2026
Time : 15:15:16 PM
Validity upto : 15/02/2027



Certificate SL. No. : MH01400350009381
Registration No. : MH14LX8810
Date of Registration : 27/Jan/2025
Month & Year of Manufacturing : November-2024
Valid Mobile Number : *****9487
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0140035
GSTIN :
Fees : Rs.150.0
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.29
This PUC certificate is system generated through the national register of Motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://vahan.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

PERFECT PUC CENTRE

Annexure 9 Noise Monitoring report



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Mar/R-671	Issue Date	17/03/2026
Name and Address of Customer	Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/03/2026	Sampling duration	Spot Time
Sampling done by	Client		

Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (MPCB Standards dB(A))	Methods
1.	Project Site	53.0	42.0	55/45	CPCB Guideline

Remark-

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




Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)

Annexure 10 –

Ambient Air Quality



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Mar/R-670	Issue Date	17/03/2026
Name and Address of Customer	Proposed Residential and commercial development At S. No. 4663+4664[Part] + 4665[Part] Akurdi, District- Pune Maharashtra Submitted By M/s UPSQUARE VENTURES LLP		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/03/2026	Sampling duration	1440 Min
Sampling Location	Project Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	36°C	Wet bulb temperature	29°C
Relative Humidity	48%	Sampling done by	Client
Start Date of Analysis	11/03/2026	End Date of Analysis	17/03/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	23.0	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	26.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	74.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	35.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.8	mg/m ³	≤ 04	

Remark- All above results are within National Ambient Air Quality standards.



Rahul Patil
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



Water sprinkling photograph

PUBLIC NOTICE

This is to inform that the Proposed Residential and commercial Development Located at CTS No.4663, 4664(P), 4665(P), Akurdi, District- Pune Maharashtra by M/s. UPSQUARE VENTURES LLP has been accorded Environmental Clearance and EC Identification No. EC25B3813MH5759051N and EC file SIA/MH/INFRA2/542052/2025 dated 23.12.2025 from Environment Department and published on PARIVESH website 23.12.2025 and copy of the clearance letter are available with the PARIVESH and Environment Department may also be seen on the website of the environment department of Maharashtra at <https://parivesh.nic.in/>

Sd/-

M/s. UPSQUARE VENTURES LLP

Annexure 12
Consent to establish

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/ORANGE/M.S.I

No:- Format1.0/CAC-CELL/UAN No.0000261594/CE/2512002425

Date: 26/12/2025

To,
M/S Upsquare Venture LLP
CTS No.4663, 4664(P), 4665(P), Akurdi,
Tal Haveli, Dist Pune



Sub: Consent to Establish for building Construction project under Orange Category

Ref: Minutes of 12th Consent Committee Meeting of 2025-2026 held on 01/12/2025

Your application NO. MPCB-CONSENT-0000261594

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 period upto commissioning of the project or 5 Yrs whichever is earlier**
- The capital investment of the project is Rs.850 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for building construction project named as M/s. UPSQUARE VENTURES LLP, CTS No.4663, 4664(P), 4665(P), Akurdi, Tal Haveli, Dist Pune on Total Plot Area of 53807.93 SqMtrs for construction BUA of 4,52,031.01 SqMtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1436	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
S-1 to S-4	DG Sets of 1010 kVA x 04	04	As per Schedule -II
S-5	DG Set-750 kVA	01	As per Schedule -II
S-3	DG Set-400 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	STP Sludge	135.83 Kg/cycle	Dewatering	As Manure
2	Dry waste	2500 Kg/Day	Segregation	Hand over to Authorized vendor
3	Wet waste	3168.3 Kg/Day	OWC followed by Composting or Biodigester with Composting	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
1	5.1 Used or spent oil	250	Ltr/A	Reprocessing	To Authorized Reprocessor

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 provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. 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 utilized on land for gardening.
12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
13. 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.
14. The project proponent shall make provision of charging electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of Consent to Establish
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Shri. M. Devender Singh**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-12-26 18:22:31 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1700000.00	MPCB-DR-36905	29/09/2025	NEFT

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, 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 **1445 CMD for treatment of domestic effluent of 1436 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	1448.50
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.	Grandening/Other consumption	0

- 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
S-1 to S-4	DG Sets of 1010 kVA x 04	Acoustic Enclosure	30.00	HSD 202 Ltr/Hr	1	SO ₂	96.96 Kg/Day
S-5	DG Set-750 kVA	Acoustic Enclosure	4.50	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-6	DG Set-400 kVA	Acoustic Enclosure	4.00	HSD 65 Ltr/Hr	1	SO ₂	31.2 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
-------------------------	---------------	------------------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 25 Lakhs	15 Days	Compliance of Consent Conditions	Upto Commissioning of the Project	Upto Commissioning of the Project

** 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.



Annexure 13-
Barricaded Photograph



Annexure 14-

PPE Kit



Annexure

Commencement Certificate

बीपी/आकुडी/२०/२०२५ दि. १७/१०/२०२५

पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट डी - १

सुधारीत बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी./ आकुडी /१२/२०२६

दिनांक : ३०/०३/२०२६

श्री. श्रीमती/मे. अपस्वेसर केंचर्स प्रा. प्रा. पी.

द्वारा : ला. आ. / ला. स. श्री. शिनिश अग्रवाल

५५. सी. रोड. शिवाजीनगर. - १८ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मोजे येथील सव्हे नं/ गट नं. सिटी सव्हे नं. ४६६३, ४६६४, ४६६५ (चै) प्लॉट नं. मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक २४/०३/२०२६ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ५८ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालू 'करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जमिन (भूखंड) नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ५८ अटी व नकाशा प्रती.

स्थळ प्रतीवर मा. शहर अभियंता
जु. न. दादरी असे.

उप अभियंता
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका

शहर अभियंता वरीना
पिंपरी चिंचवड महानगरपालिका

प्रत महितीसाठी : १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुडी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / थेरगांव.

२) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००१.

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.

बांधकाम चालू करणेकरिता महत्वाच्या सूचना / अटी

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर डी.पी. रस्त्या लगत नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता 'बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पुर्णत्वाचा दाखला देताना विकसकाने C&D Waste Processing Plan वर टाकलेल्या राडारोडयाचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पुर्णत्वाचा दाखला देण्यात येईल. सदरची अट ३०० चौ. मी. पेक्षा जास्त भूखंड क्षेत्राकरिता लागू राहिल.
- ७) इमारतीच्या तळमजल्यावरील गाळेधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- ८) विकास आराखड्यातील रस्ता रूंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबंधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आरखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे.
रस्ता रूंदीने बाधित क्षेत्र म.पा.चे. नाव लावून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सदर जागेचे FSI/DR अनुज्ञेय करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्ता रूंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १२) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहीवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा/मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १३) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापुर्वी या विभागाला सादर करणे आवश्यक आहे.
- १४) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १५) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या पाण्याचा निचरा होणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करणेची जबाबदारी विकसकाची राहिल.

- १६) मा. उपविभागीय अधिकारी/तहसिलदार यांचेकडून वर्ग १ साठी जमीनीची विनिश्चीता दाखल आवश्यक राहिल. तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येणार नाही.
- १७) म्हाडास द्यावयाच्या सदनिका, पुर्णत्वानंतर इतर इमारतींना भाग / संपूर्ण भोगवटा दाखला देण्यात येईल.
- १८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदीची पूर्तता करून घेणे बंधनकारक आहे.
- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि/८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामसाठी लागणारे गौण खजिन हे अधिकृतारित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुरूम, माती, वाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सदरची परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन अँड डेव्हलपमेंट अँक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकसकावर बंधनकारक राहिल.
- २२) WASTE WATER RECYCLE UNIT / STP हे जलनिःसारण ना हरकत प्रमाणपत्राप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील २६३ अन्वये विकसकाने बांधकाम पुर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. तसेच मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध वर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकसकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी अज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा ना हरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यक ती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारंजे खोदण्याचा अगर बांधण्याचे काम करू नये. गलीट्रॅप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढता येईल असे मजबूत कुलूप व किडी तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकाने महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावली अधिनियम क्र. १३.२ नुसार भूखंडक्षेत्र ४००० चौ.मी. व त्यापेक्षा जास्त साठी सौर ऊर्जेसाठी SWH/RTPV System बसवणे बंधनकारक आहे व त्यासाठी किमान २५% छताचा क्षेत्र वापरणे आवश्यक आहे.

- ३१) नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) बसविणे बंधनकारक आहे.
- ३२) डॅम्प, चिकनगुन्या, मलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा नियमितपणे करणे विकसकावर बंधनकारक राहिल. तसेच सदर ठिकाणी नियमितपणे मलेरिया ऑईल, एंटेट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.
- ३३) बांधकास / व्यवसायिक/ विकसक / जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकसक यांचेवर बंधनकारक राहिल.
- ३५) अतर्गत व वहिवाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उतान्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील वसाहतीत विद्युत वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी/४३९८/१५०४/सीआर २८७/९४/युडी११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम/विकास करावयाच्या) जागेवर सर्वाना सहजरित्या दिसेल आशा रीतीने 'डिस्प्ले बोर्ड (माहिती फलक)' बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुबंधिक) माहिती असणे आवश्यक आहे.
- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राह नये या करिता विकसकाने कामगाराचा अपघात विमा काढणे बंधनकारक राहिल.
- ३९) जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) भुखंडातील बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- ४१) विकास नियंत्रण नियमावलीतील अधिनियम क्र. १.२०.२ (ल) नुसार ३०.०० मी. पेक्षा जास्त उंचीच्या इमारतीसाठी Mechanical Ventilation यंत्रणा बसविणे व कार्यान्वित ठेवणेची बाब विकसक यावर बंधनकारक आहे.
- ४२) भारतीय मानक १५,२३०९.१९८९ रीती संहितेनुसार ३०.०० मी व त्यावरील उंचीच्या इमारतीचे विजेपासून सरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे.
- ४३) एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली अधिनियम मध्ये १३.५ मध्ये नमुद केलेनुसार ४००० चौ. मी व त्यावरील बांधकाम क्षेत्र (Built up) असलेल्या निवासी अनिवासी मिश्र वापर / इमारतीस organic waste composter (O.W.C) कार्यान्वित ठेवणे बंधनकारक आहे.
- ४४) सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागेवर पूर्वमंजूर आदेशातील बांधकाम क्षेत्राचेवर Environmental Clearance मिळाले शिवाय बांधकाम/विकास करता येणार नाही.
- ४५) लेखापरिक्षणात रकमेची बसुली निघालेस विकसकांना भरणे बंधनकारक राहिल.
- ४६) नियोजित प्रकल्पामध्ये जलतरण तलाव प्रस्तावित केले असल्यास त्यासाठी जीवरक्षक नियुक्त करणे बंधनकारक राहिल.
- ४७) सर्व समावेशक आणि एकात्मिक नियंत्रण व प्रोत्साहन नियमावली (UDCPR) क्र. ११.२ (ल) प्रमाणे बसेमेंट क्षेत्राच्या २.५% पेक्षा कमी व्हेंटिलेशन असल्यामुळे बसविणे आवश्यक संसाधने Mechanical Ventilation Exhaust Fan इ. आवश्यक संसाधने व कार्यान्वित साधने ठेवणे विकसक यावर बंधनकारक आहे.

- ४८) एकूण आवश्यक पार्किंग वाहन संख्येच्या २०% वाहनांसाठी EV Charging Unit बसविणे विकसकावर बंधनकारक राहील.
- ४९) पिंपरी चिंचवड नवनगर विकास प्राधिकारणाकडून महानगरपालिकेमध्ये विलीन झालेल्या क्षेत्रासाठी पूर्णत्व दाखला घेतेवेळी लागू अतिरिक्त अधिमूल्याच्या भरणा करणे विकसकावर बंधनकारक राहील.
- ५०) पिंपरी चिंचवड नवनगर विकास प्राधिकारणाकडून महानगरपालिकेमध्ये विलीन झालेल्या क्षेत्रासाठी रहिवास भूखंडावर वाणिज्य वापर अनुज्ञेय केल्यास नियमाप्रमाणे वाणिज्य वापर अधिकुल (प्रीमियम) भरणे विकसकावर बंधनकारक राहील.
- ५१) एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील नियमांचा भंग झाल्यास विनियम क्र. २.१४ नुसार संचालित विकसक व ता. आर्की/क्र.इमे. यांचे वर कारवाई करण्यात येईल.
- ५२) नकाशात दर्शविणेत आलेले अभ्यागतांचे पार्किंग (Visitor's Parking) विकसकास वाटप करता येणार नाही.
- ५३) धुळ प्रतिबंध उपाययोजना नियमानुसार करणे बंधनकारक आहे.
- ५४) सदर ठिकाणी प्रत्यक्ष काम करीत असताना मान्यताप्राप्त स्ट्रक्चरल इंजिनियर यांचे डिझाईन नुसार आर.सी.सी. रिटेनिंग वालचे काम करणे तसेच आजूबाजूच्या मिळकतींना धोका निर्माण होणार नाही याची दक्षता घेणेची जबाबदारी अर्जदार/विकसक यांची राहील.
- ५५) एकलप्याचे/इमारतीचे प्रवेशद्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे बसविणे विकसकास बंधनकारक राहील.
- ५६) इमारतीच्या छताचे तापमान नियंत्रणासाठी High Reflective Material/वनस्पती आच्छादत (Vegetation) याचा वापर करणेत यावा.
- ५७) टेरेस, पार्किंग पोटियम स्लॅब वर Cool Roof Material चा वापर करणे बंधनकारक राहील.
- ५८) RERA रजिस्ट्रेशन क्रमांक :-

अ) विकसकाचा मालकाचा पत्ता

ब) बांधकामाच्या साईटचा पत्ता

मोबाईल क्र. ९८८० ९९४३००

सि.टी.एस. जे. ४६६३

ई-मेल

४६६४ वॉ, ४६६९ वॉ

पत्ता : मे. अपस्टेअर क्वेन्सी गाल गाल
पी माकुडी पुणे

आकुडी पुणे

**Point-wise Compliance of Consent to Establish and status to various stipulations from
Maharashtra Pollution Control Board (MPCB)**

Consent to establish vide No Format1.0/CAC-CELL/UAN No.0000261594/CE/2512002425

dated 26/12/2025.

Compliance Period: October 2025 to March 2026.

Sr · N o.	Item	Complianc e of Consent to Establish
1	The Consent to Establish is granted for a period up to commissioning of the project or of 5 years whichever is earlier.	
2	The capital investment of the project is Rs.850 Cr. (As per undertaking submitted by pp).	
3	The Consent to Establish is valid for building construction project named as M/s. UPSQUARE VENTURES LLP, CTS No.4663, 4664(P), 4665(P), Akurdi, Tal Haveli, Dist Pune on Total Plot Area of 53807.93 Sq Mtrs for construction BUA of 4,52,031.01 Sq Mtrs including utilities and services	Noted, As per issued EC Letter from SEIAA, Maharashtra on dated 23/12/2026 subject to in EC total built up area to 4,52,031.01 Sq.M as approved by local planning authority.

4	Conditions Under Water (Prevention & Control of Pollution) ACT, 1974 for Discharge of Effluent					Noted for Compliance A full-fledged STP of capacity will be 1445 KLD install onsite for the treatment of the entire waste water generate on the project site.
	Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal	
	1	Trade Effluent	NIL	NA	NA	
2	Domestic effluent	1436	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:					DG set will be installed as per CPCB norms during operation phase of project.
	Sr. No.	Description of Stack/Source	Number of Stack	Standards to be achieved		
	S-1 to S-4	DG Sets of 1010 kVA x 04	04	As per Schedule - II		
	S-5	DG Set-750 kVA	01	As per Schedule -II		
	S-3	DG Set-400 kVA	01	As per Schedule -II		
6	Conditions under Solid Waste Rules, 2016:					Provision of the Solid Waste Management during operation phase are as follows; About 2500 kg/day solid wastes will be generated in the project
	Sr. No.	Type of Waste	Quantity & UoM	Treatment	Disposal	
	1	STP Sludge	135.83 Kg/cycle	Dewatering	Used as Manure	
	2	Dry waste	2500 Kg/Day	Segregation.	Handed to authorized vendor	
	3	Wet waste	3168.3 Kg/Day	OWC followed by Composting or Biodigester with	Used as manure	

			Composting		The biodegradable waste (3168.3 kg/day) will be processed in Organic waste Converter (OWC) and the non-biodegradable waste will be handed over to authorized local vendor.													
7	Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste: <table><tr><th>Sr. no</th><th>Category No.</th><th>Quantity</th><th>UoM</th><th>Treatment</th><th>Disposal</th></tr><tr><td>1</td><td>5.1 Used or spent oil</td><td>250</td><td>Ltr/A</td><td>Reprocessing</td><td>To Authorized Reprocessor</td></tr></table>					Sr. no	Category No.	Quantity	UoM	Treatment	Disposal	1	5.1 Used or spent oil	250	Ltr/A	Reprocessing	To Authorized Reprocessor	Hazardous waste generated during construction phase will be disposed off as per State Pollution Control Board.
Sr. no	Category No.	Quantity	UoM	Treatment	Disposal													
1	5.1 Used or spent oil	250	Ltr/A	Reprocessing	To Authorized Reprocessor													
8	The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.					PP agreed to follow the stipulated condition.												
9	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.					PP will be obtained necessary permission.												
10	PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.					Noted.												
11	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 utilized on land for gardening.					Noted,												
12	PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage					Noted.												

13	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.	Noted.																								
14	The project proponent shall make provision of charging electric vehicles in at least 30 % of total available parking area.	Noted.																								
15	The project proponent shall take adequate measures to control dust emission and noise level during construction phase.	Noted.																								
16	PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.	Noted																								
17	PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of Consent to Establish	Noted																								
	The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control. Received Consent fee of - <table><tr><th>Sr. No.</th><th>Amount (Rs.)</th><th>Transaction No.</th><th>Date</th><th>Drawn On</th></tr><tr><td>1.</td><td>1700000.00</td><td>MPCB-DR-36905</td><td>29/09/2025</td><td>NEFT</td></tr></table>	Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On	1.	1700000.00	MPCB-DR-36905	29/09/2025	NEFT	Noted														
Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On																						
1.	1700000.00	MPCB-DR-36905	29/09/2025	NEFT																						
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 1445 CMD for treatment of domestic effluent of 1436 CMD.	Proposed STP having capacity of total 1445 KLD.																								
	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. <table><tr><th>Sr. No.</th><th>Parameters</th><th>Limiting concentration not to exceed in mg/l, except for pH</th></tr><tr><td>1</td><td>pH</td><td>5.5-9.0</td></tr><tr><td>2</td><td>BOD</td><td>10</td></tr><tr><td>3</td><td>COD</td><td>50</td></tr><tr><td>4</td><td>Total Suspended solids</td><td>20</td></tr><tr><td>5</td><td>NH4 N</td><td>5</td></tr><tr><td>6</td><td>N-Total</td><td>10</td></tr><tr><td>7</td><td>Fecal Coliform</td><td>Less than 100</td></tr></table>	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	Total Suspended solids	20	5	NH4 N	5	6	N-Total	10	7	Fecal Coliform	Less than 100	Treated water quality will be monitored during operation phase of project.
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	Total Suspended solids	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	Noted, Proper system will																								

	gardening and connected to the sewerage system provided by local body.	be adopted for collection, segregation and treatment of waste during operation phase.																		
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.	PP will adhere the stipulated conditions.																		
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.	PP will replace of pollution control system or its parts if necessary.																		
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. <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Purpose for water consumed</th><th>Water consumption quantity (CMD)</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Industrial Cooling, spraying in mine pits or boiler feed</td><td>0.00</td></tr> <tr> <td>2.</td><td>Domestic purpose</td><td>1448.50</td></tr> <tr> <td>3.</td><td>Processing whereby water gets polluted & pollutants are easily biodegradable</td><td>0.00</td></tr> <tr> <td>4.</td><td>Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic</td><td>0.00</td></tr> <tr> <td>5.</td><td>Grandening/Other consumption</td><td>0</td></tr> </tbody> </table>	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	1448.50	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.	Grandening/Other consumption	0	Said water consumpt in will be done during operation phase of project.
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	1448.50																		
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.	Grandening/Other consumption	0																		
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.	PP have proposed Sewage Treatment Plant to treat generated sewage from the project and																		

		treated water will be reuse for flushing & landscape purpose of the project.									
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							DG set installed as per CPCB norms. LSD will be used as fuel. DG set will be used only at a time of power failure.			
	S o. N o.	Stack Attac hed to	APC Syste m	Hei ght in Met er	Type of Fuel	Sulp hur	pollut ion	Std			
	S-1 to S-4	DG Sets of 1010 kVA x 0	Acous tic Enclos ure	30.00	HSD 202Ltr/Hr	1	SO2	96.96Kg /Day			
	S-5	DG Set- 750 kVA	Acous tic Enclos ure	4.50	HSD150L tr/Hr	1	SO2	72Kg/Da y			
	S-6	DG Set- 400 kVA	Acous tic Enclos ure	4.00	HSD65Lt r/Hr	1	SO2	31.2Kg/ Day			
	*Above roof of the building in which it is installed.										
2	The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve level of pollutants to the following standards: <table><tr><td>Total Particulate matter</td><td>Not to exceed</td><td>150.00 mg/Nm³</td></tr></table>							Total Particulate matter	Not to exceed	150.00 mg/Nm ³	Complied with, DG set stack monitoring will be done by MOEFCC approved lab.
Total Particulate matter	Not to exceed	150.00 mg/Nm ³									
3	The applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to							Noted			

	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).							Noted
5 Conditions for utilities like Kitchen, Eating Places, Canteens: -								
a	The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.							Noted
b	The toilet shall be provided with exhaust system connected to chimney through ducting							Noted
c	The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A)							Noted
d	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 neighbours.							Noted
Schedule III								
Details of Bank Guarantees								
	Sr . No.	Conse nt (C to E/O/R)	Amt of BG Impos ed	Submiss ion Period	Purpose of BG	Complianc e Period	Validity Date	Noted and an acknowledgment copy has been attached as enclosure 1 below.
	1	Conse nt to Establish	Rs. 25 Lakh	15 Days	Complia nce of Consent Conditio ns	Upto Commissio ning of the Project	Upto Commissio ning of the Project	
Schedule - IV								
General Conditions:								
The following general conditions shall apply as per the type of the industry								
1	The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designed points and shall pay to the Board for the services rendered in this behalf.							Noted
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.							As per previous EC Project activity is carried out.
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.							Noted
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.							Complied with. PP have made provision of vehicles

		which having PUC at the time of construction phase. The vehicles were operated during non-pick hours.
5	Conditions for D.G. set	
a	Noise from D.G. sets should be controlled by providing an acoustic enclosure or by treating the room acoustically.	Noted
b	Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 provide. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.	Noted
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	Noted and Noise monitoring report attached.
d	Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.	Noted
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.	Noted
f	DG set shall be operated only in case of power failure.	Noted
g	The applicant should not cause any nuisance in the surrounding area due to operation of D.G. set.	Noted
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.	Noted
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.	PP will provide it at operation phase.
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.	Noted
8	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	Noted
9	The treated sewage shall be disinfected using suitable disinfection method.	Noted

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.	Noted
11	The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project	Noted

Enclosure
Enclosure 1

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

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ES 167316

मुद्रांक दिवसी नोटवरी अनु. क्रमांक 30565 दिनांक 16 FEB 2026
दस्तावा प्रकार- BANK GUARANTEE मुद्रांक शुल्क रक्कम 500
दस्त नोटणी करणार आहेत का? होय(Yes)/ नाही(No)
मिळकतीचे घोडक्यात वर्णन-
मुद्रांक विकत घेणाऱ्याचे नांव-
दुसऱ्या बक्ष्यातले नांव-
हस्ते असल्यास त्याचे नांव-
Kotale Maheshwari & Co
Antish Jaisale

रविंद्र शं. मिरजफर
ला. नं. HVL VIII-2201096
दिनांक पुणे- 32.

मुद्रांक विकत घेणारे/ हस्ते व्यक्तीची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केला आहे. महिन्यात वापरणे बंधनकारक आहे.

वरिष्ठ कोषागार अधिकारी
पुणे
13 FEB 2026
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

Karan Raichura
Branch Manager
Emp ID KMBL178541
PAMWADI BRANCH

This is an internal document.

Akash Dhondi
Emp Id-50559
Branch Operation Manager



महाराष्ट्र MAHARASHTRA

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ES 167317

मुद्रांक विक्री नोंदवही अनु. क्रमांक

30586

दिनांक

15 FEB 2026

दस्तावा प्रकार-

BANK GUARANTEE

मुद्रांक शुल्क रक्कम

500

दस्त नोंदणी करणार आहेत का?

होय (Yes) / नाही (No)

मिळकतीचे थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या पक्षाकालांचे नांव-

हस्ते असल्यास त्याचे नांव-

Ajale

Aakash Dhondli

रविंद्र शं. मिर्जकर

ता. नं. HVL VIII-2201096

दिनांक, पुणे- 32.

मुद्रांक विकत घेणारे/ हस्ते व्यक्तीची सही

त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासून 6 महिन्यात वापरणे बंधनकारक आहे.



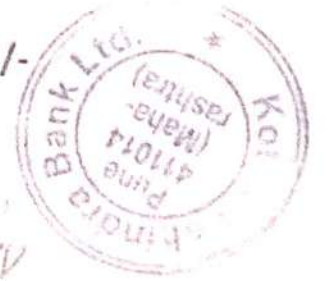
Karan Raichura
Branch Manager
Emp ID KMBL178541
RAMWADI BRANCH

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

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Akash Dhondli
Emp ID 50559
Dr. Ch. Operation Manager



महाराष्ट्र MAHARASHTRA

2025

ES 167318

मुद्रांक दिक्की नोंदवही अनु. क्रमांक 38567 दिनांक 16 FEB 2026
दस्तावा प्रकार- BANK GUARANT मुद्रांक शुल्क रु. 500
दस्त नोंदणी करणार आहेत का? होय(Yes)/नाही(No)
मिळकतीचे थोडक्यात वर्णन-
मुद्रांक विवात घेणाऱ्याचे नांव-
दुसऱ्या पक्षाकडचे नांव-
हस्ते असल्यास ताची नव-
रविंद्र शं. मिरजकर
ता. नं. HVL 9111-2201096
दिनांक, पुणे- 32.

वरिष्ठ कोषागार अधिकारी
पुणे
13 FEB 2026
प्रथम मुद्रांक लिपीक
कोषागार पुन करिता

Hjacob

मुद्रांक विकत घेणारे/ हस्ते व्यक्तिची सही

रविंद्र शं. मिरजकर
ता. नं. HVL 9111-2201096
दिनांक, पुणे- 32.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापुढे 6 महिन्यात वापरणे बंधनकारक आहे.

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)



Karan Raichura
Branch Manager
Emp ID KMBL178541
RAMWADI BRANCH

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Akash Dhondi
Emp Id-50559
Branch Operation Manager



महाराष्ट्र MAHARASHTRA

2025

ES 167319

मुद्रांक विक्री नोंदवही अनु. क्रमांक 30568 दिनांक 16 FEB 2026

दस्तावेज प्रकार BANK GUARANTY मुद्रांक शुल्क रक्कम 500

दस्त नोंदणी करणार आहेत का? होय(Yes)/ नाही(No)

मिळकतीचे बांडकऱ्यात वर्णन-

मुद्रांक विक्रीत घेणाऱ्याचे नांव-

दुसऱ्या पक्षकारांचे नांव-

हस्ते असल्यास त्याचे नांव-

Ajale

Kodak Mahad

रविंद्र शं. मिरजकर
ना. नं. HVL VIII-2201096

मुद्रांक विक्रीत घेणारे/ हस्ते व्यक्तिची सही

दिनांक पुणे- 32.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासून ६ महिन्यात वापरणे बंधनकारक आहे.



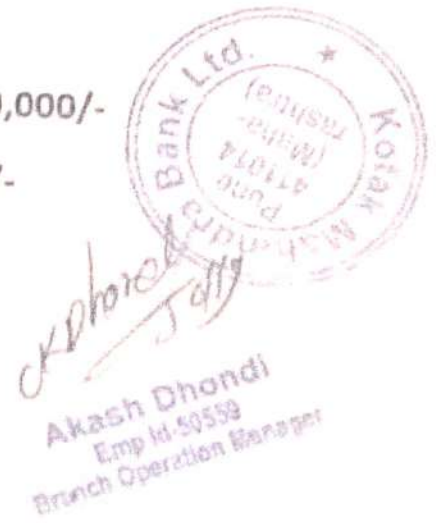
THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

Karan Raichura
Branch Manager
Emp ID KMBL178541
PAMWADI BRANCH

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

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ES 167320

मुद्रांक लिपि नोंदणी अनु. क्रमांक 30589 दिनांक 16 FEB 2026

दस्तावा प्रकार-BANK GUARANT मुद्रांक शुल्क रक्कम

दस्त नोंदणी करणार आहेत का? होय(Yes)/नाही(No) 500

मिळकतीचे थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या पक्षाच्या नांव-

हस्ते असल्यास त्याची सही-

Ajalele

Kotak Mahindra Bank
Ankur & Son

रविंद्र शं. मिरजकर

ना. नं. MVL VIII-2201096

दिनांक पुणे- 32

मुद्रांक विकत घेणारे/ हस्ते व्यक्तीची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



13 FEB 2026

प्रथम मुद्रांक लिपिक
कोषागार पुनः करिता

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)



Karan Raichura

Karan Raichura
Branch Manager
Emp ID KMBL17854
RAMWADI BRANCH

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Akash Dhondli
Akash Dhondli
Emp Id-58559
Branch Operation Manager



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ES 167321

मुद्रांक विक्री नोंदणी अनु. क्रमांक 30570 दिनांक 16 FEB 2026

दस्तावेज प्रकार- BANK GUARANTY मुद्रांक शुल्क रक्कम 500
दस्त नोंदणी करणार आहेत की? होय(Yes)/ नाही(No)

मिळकतीचे थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या नावाकरिता आहे की-

हस्ते असल्यास स्वाक्षरी करा-

Ajale

Kotak Mahindra Bank
Aakash Dhond

रविंद्र शं. मिराजकर

ला. नं. HVL VIII-2201096

दिनांक: पुणे- 32.

मुद्रांक विकत घेणारा/ हस्ते व्यक्तीची सही



या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासून 6 महिन्यात वापरणे बंधनकारक आहे.

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

Karan Raichura
Branch Manager
Emp ID KMBL178541
RAMWADI BRANCH

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Akash Dhond
Branch Operation Manager
Emp ID-50559



महाराष्ट्र MAHARASHTRA

2025

ES 167322

मुद्रांक विक्री नोंदवही अनु. क्रमांक 305.71 दिनांक 16 FEB 2026

दस्तावेज प्रकार BANK GUARANTY मुद्रांक शुल्क रक्कम 500

दस्त नादणी करणार आहेत का? होय (Yes) / नाही (No)

मिळतीये थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या पक्षाकाराचे नांव-

हस्ते असल्यास स्वाक्षरी कर-

Ajacele

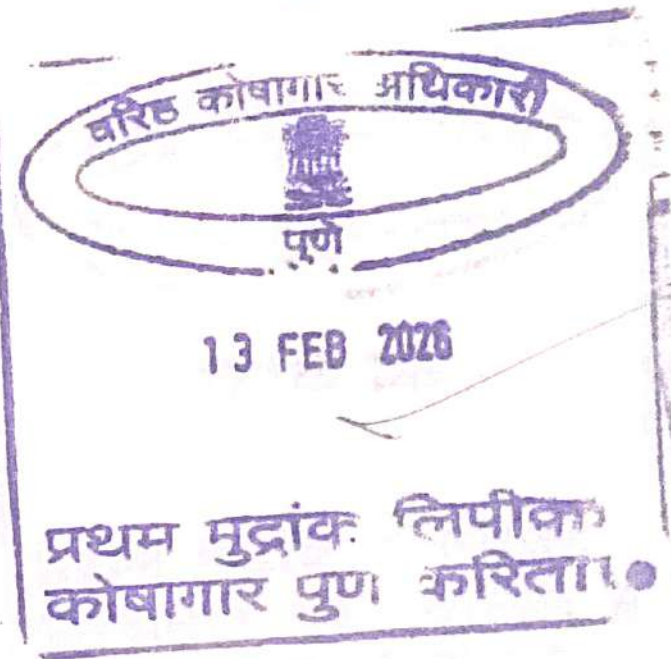
Kofale Maheshwar
Ambresh J...

रविंद्र शं. भिरजकर

ला. नं. HVL VIII-2201096

मुद्रांक विकत घेणारे/ हस्ते व्यक्तीची सही

दिनांक, पुणे- 32.



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक घांटी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

Karan Raichura
Branch Manager
Emp ID KM/BL/178541
RAMWADI BRANCH

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Akash Dhondi
Branch Operation Manager
Emp ID-50559



महाराष्ट्र MAHARASHTRA

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ES 167323

मुद्रांक विक्री नोंदवही अनु. क्रमांक 3-172 दिनांक 16 FEB 2026

दस्तावेज प्रकार- BANK GUARANTEE मुद्रांक शुल्क रक्कम 500

दस्त नोंदणी करणार आहेत का? होय (Yes) नाही (No)

मिळकतीचे थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या पक्षकाराचे नांव-

हस्ते उभल्यात त्यांचे नांव- Kotel - Kothari & Bhat - Ankur & Javed

Ajude

रविंद्र शं. भिरजकर

ला. नं. HVL VIII-2201096

दिनांक, पुणे- 32.

मुद्रांक विकत घेणारे/ हस्ते व्यक्तिची सही

ज्या वारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच वारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.



THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)



Karan Raichura
Branch Manager
Emp ID KM3L178541
RAMWADI BRANCH

This is an Internal document.



Akash Dhondt
Emp Id-50559
Branch Operation Manager



महाराष्ट्र MAHARASHTRA

2025

ES 167314

मुद्रांक विक्री नोंदवही अनु. क्रमांक 30563

दिनांक 16 FEB 2026

दस्तावा प्रकार-

BANK GUARANTY

मुद्रांक शुल्क रु. 500

दस्त नोंदणी करणार आहेत का?

होय(Yes)/नाही(No)

निलंबणीचे थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या पक्षकाराचे नांव-

हस्ते असल्यास त्याचे नांव-

Ajwale

Kotale Mahendra Bulk
Aakash Sawade

रविंद्र शं. मिरजकर

ला. नं. HVL VIII-2201096

दिनांक, पुणे- 32.

मुद्रांक विकत घेणारे/ हस्ते व्यक्तीची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.



प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

Kotale Mahendra
Karan Raichura
Branch Manager
Emp ID KMBL 178541
RAMWADI BRANCH

This is an Internal document.

Akash Dhondi
Akash Dhondi
Emp ID-50559
Sr. Operation Manager

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2025

ES 167315

मुद्रांक विक्री नोंदवही अनु. क्रमांक 30564 दिनांक 16 FEB 2026

दस्तावाचा प्रकार BANK GUARANTY मुद्रांक शुल्क रक्कम 300

दस्त नोंदणी कारण आहोत का? होय(Yes) नाही(No)

मिळकतीचे थोडक्यात नमूने-

मुद्रांक विकत घेणाऱ्याचे नांव-

दुसऱ्या पक्षकरीतीचे नांव-

हस्तो अस्तव्यास ह्याचे नांव-

Ajwal

Kotale Mahendra S. Bule
Ankur Jurecha

रचित्र शं. मिरजकर

ला. नं. HVL VIII-2201096

टिंगोनेश, पुणे- 32.

मुद्रांक विकत घेणारे/ हस्तो व्यक्तिची सही

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यासून ६ महिन्यात वापरणे बंधनकारक आहे.



13 FEB 2026

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

THIS IS INTEGRAL PART OF BANK GUARANTEE AMOUNT OF 25,00,000/-

0730IGP261131806 DATED 13-02-2026 FOR INR 25,00,000/-

(TWENTY FIVE LAKH ONLY/-)

Karan Raichura
Branch Manager
Emp ID KMBL178541
RAMWADI BRANCH

This is an Internal document.

Akash Dhond
Emp ID: 50559
Collection Manager





Kotak Mahindra Bank

Date: 13th Feb 2026

To,
The Regional Office
Maharashtra Pollution Control Board
Jog Center, 3rd Floor, Mumbai Pune Road, Wakdewadi, Pune-411003.

Dear Sir,

Bank Guarantee No. 0730IGP261131806 Dated 13-Feb-2026

We are forwarding herewith our BG No. 0730IGP261131806 Dated 13-Feb-2026 for ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only). issued on behalf of the applicant M/s. Upsquare Venture LLP.

We confirm that the signatories to the Bank Guarantee are authorized to do so on behalf of the bank. Please note that all the correspondence related to this Bank Guarantee should be addressed to:

Branch Manager, Kotak Mahindra Bank Ltd. Shop no.526, Shristi Centre S.No.29A, Opp Weikfield IT Park Pune-Nagar Road Pune- 411014.

Please note that confirmation message has transmitted through SFMS to STATE BANK OF INDIA (IFSC Code SBIN0004726), you are requested to take confirmation of bank guarantee STATE BANK OF INDIA (IFSC Code SBIN0004726) and issuing bank confirmation can be obtained through below mentioned E-Mail ID.

Trade Finance – CPC Trade,
Bank Guarantee Dept.
Tel no -66056757/66056731/66056734 and Fax no. 022-66466541
E-mail address: BGCONFIRMATIONDL@KOTAK.COM

Claims if any, under this guarantee should be made in writing and reach in original at the branch address and a copy of the same to be sent to Bank Guarantee Dept., Corporate Banking Operations (CPC), 5th Floor, Kotak Infiniti, Zone 4, Building No. 21, Infinity Park, Off Western Express Highway, Goregaon Mulund Link Road, Malad (E), Mumbai – 400 097 on or before **26-Dec-2031 (Inclusive of claim period)** after that date all your rights under this guarantee will cease and we will be released and discharged of our liability forever.

Thanking you,
Yours faithfully,

For Kotak Mahindra Bank Ltd

Authorized Signatory
Bank Stamp

Karan Raichura
Branch Manager
Emp Id: 50559
Branch Operation Manager

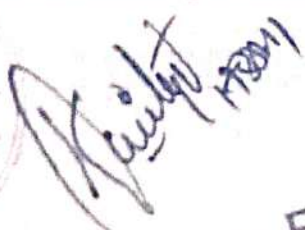
Akash Dhondli
Emp Id: 50559
Branch Operation Manager

Sr. No.: BG 748790

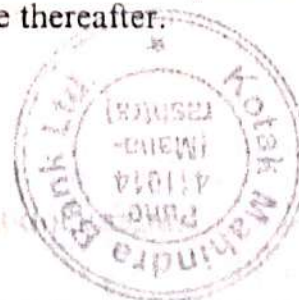
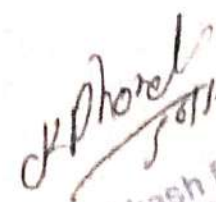

PERFORMANCE BANK GUARANTEE
BG No:0730IGP261131806
Date of Issue : 13 Feb 2026

To,
 The Regional Office
 Maharashtra Pollution Control Board
 Jog Center, 3rd Floor, Mumbai Pune Road, Wakdevadi, Pune-411003.

1. In consideration of The Regional Office Maharashtra Pollution Control Board Jog Center, 3rd Floor, Mumbai Pune Road, Wakdevadi, Pune-411003. (hereinafter referred to as MPCB) having agreed to grant M/s. Upsquare Venture LLP, CTS No.4663, 4664(P), 4665(P), Akurdi, Tal Haveli, Dist Pune 411035 (hereinafter referred to as the company/unit) time for the due compliance of consent conditions/directions for providing adequate and satisfactory pollution control devices as suggested/stipulated vide letter bearing No. Format1.0/CAC-CELL/UAN No.0000261594/CE/2512002425 dated 26/12/2025 and as required under the provisions of Air (Prevention and Control of Pollution) Act 1981 (14 of 1981) Water (Prevention and Control of Pollution) Act 1974 (6 of 1974) and / or Environment (Protection) Act 1986 on production of a Bank Guarantee for ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only). We , Kotak Mahindra Bank Ltd. a company incorporated under the Companies Act, 1956 and carrying on the business of Banking under the banking regulation act, 1949 and having its registered office at 27BKC, C 27, G Block Bandra Kurla Complex, Bandra (E), Mumbai 400051 and acting through its branch office at Kotak Mahindra Bank Ltd Shop no.526, Shristi Centre S.No.29A, Opp Weikfield IT Park Pune-Nagar Road Pune- 411014. (hereinafter referred to as the Bank) at the request of said M/s. Upsquare Venture LLP, do hereby undertake to pay to the Board an amount not exceeding ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only) any non compliance of consent conditions/directions or damages etc caused to the Environment by reason of any breach of provisions of said Acts, Notices, letter, instructions etc by the said company/unit/local body.
2. We , Kotak Mahindra Bank Ltd do hereby undertake to pay the amount due and payable under this guarantee without any demur merely on a demand from the Board that the amount claimed is due for the reason of non fulfillment of undertaking. Non-compliance of directions /notices/ letters / instructions/issued by the Board/violation of provisions of any of the provisions of Law mentioned hereinabove. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However our liability under this Guarantee shall be restricted to an amount not exceeding ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only).
3. We Kotak Mahindra Bank Ltd. undertake to pay to the Board any money so demanded notwithstanding any dispute or disputes raised by the said company/unit in any suit or proceedings pending before any court or Tribunal or Board against the Board relating thereto, our liability under this present being absolute and in equivocal.
4. The payment so made by us under this agreement shall be valid discharge of our liability and company/unit shall have no claim against us in making such payment.
5. We, Kotak Mahindra Bank Ltd. further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the undertaking/notice/letter etc and that it shall continue to be enforceable till all the dues of Government/ Board under or by virtue of said undertaking/notice/letter etc have been fully paid and it has claimed satisfied or discharged or till Government /Board certified that the terms conditions of the Directions/Undertaking/Notice/letter/any provisions of relevant law have been fully and properly carried out and complied by the said company /unit and accordingly discharges this guarantee. Unless the demand or a claim under this guarantees is made on us in writing on or before 26-Dec-2030. We shall be discharged from all liability under this guarantee thereafter.

Karan Raichura
 Branch Manager
 EMP ID KMBL178541
 RAMWADI BRANCH

Akash Dhondi
 Emp Id-50559
 Branch Operation Manager

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Kotak Mahindra Bank Ltd
 CIN L65110MH1985PLC038137
 Registered Office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400 051 India.
www.kotak.com

r. No.: BG 748791



(2)

Bank Guarantee No. 0730IGP261131806 Dated 13-Feb-2026

6. We, Kotak Mahindra Bank Ltd. further agree with the Board that the Board shall have the fullest liberty without our consent and notice/letter etc or to extend time of compliance by the said company/unit from time to time or to postpone for any time or from time to time any of the powers exercisable by the Board against the said company/unit and to forbear or enforce any of the terms and conditions relating to the said undertaking/notice/letter etc and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said company/unit or for any forbearance, action commission on the part of the Board or any indulgence by the Board to the company/unit or by any of such matter or thing whatsoever which under the law relating to sureties would but for this provisions have effect of so relieving us.
7. This Guarantee will not be discharged due to the change in the constitution of the Bank or the company/Unit.
8. We, Kotak Mahindra Bank Ltd. under take not to revoke this guarantee during its currency except with the previous consent of the Board in writing.

Notwithstanding anything contained hereinabove.

- i. Our liability under this Bank Guarantee shall not exceed ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only)
- ii. This Bank Guarantee Shall be valid upto 26-Dec-2030
- iii. We are liable to pay the Guarantee amount or any part thereof under this Bank Guarantee only and only if you serve upon us a written claim or demand on or before 26-Dec-2031

Executed this 13th day of Feb 2026 at Pune
FOR KOTAK MAHINDRA BANK LTD.



AUTHORIZED SIGNATORIES
Bank Seal

Karan Raichura
Branch Manager
Emp ID KMBL178541
RAMWADI BRANCH



Akash Dhondi
Emp Id-50559
Branch Operation Manager