



**GAGAN**  
**DEVELOPERS**  
CREATING EXPERIENCES

## ONYX PROMOTERS LLP

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

Date: 11<sup>th</sup> June 2023

**Sub:** Submission of Environmental Clearance compliance for construction of **Gagan Avencia** by M/s Onyx Promoters LLP, at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.

**Ref:** 1. Clearance Letter No. SEIAA- EC 0000000345, Dated 15th June 2018  
2. Clearance Letter No. SIA/MH/MIS/229278/2021, Dated 30th August 2022

Respected Sir,

With reference to the above subject we are submitting the current Status of our construction work, monitoring reports, data sheet and point wise environmental clearance compliance status to various stipulations laid down by the Ministry of Environment and Forest in its Clearance Letter No. SIA/MH/MIS/229278/2021, Dated 30th August 2022 along with the necessary enclosure and annexure.

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

Thanking you,  
Yours Sincerely,

For M/s Onyx Promoters LLP

Authorized Signatory



**SIX MONTHLY COMPLIANCE REPORT**  
**(June 2023)**

Proposed Expansion with Amendment Residential &  
Commercial Project  
**"GAGAN AVENCIA"**

AT

(SR NO. 63/1/1, 63/2(Part) Kharadi, TAL. - HAVELI, DIST. PUNE)

SUBMITTED BY

**M/s. Onyx Promotors LLP**

(Floor No.3, 301, Marvel Alaina, Lane No 5,  
Koregaon Park, Pune, Maharashtra 411001)

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**PART A**

**CURRENT STATUS OF WORK**

**CURRENT STATUS OF WORK - JUNE 2023****Current Status Work of the project: "Gagan Avencia"**

<b>Sr. No.</b>	<b>No. of Buildings</b>	<b>Configuration</b>	<b>Status</b>	<b>Status of the Environmental Management Facilities</b>
<b>1</b>	Wing A & B (Residential)	3B+G+18 <sup>th</sup> (17 <sup>th</sup> Pent House) Floors	RCC 100 % completed	Construction work for environmental facility started. (STP, OWC, RWH)
<b>2</b>	Wing C	2B+G+18 <sup>th</sup> (17 <sup>th</sup> Pent House) Floors	RCC 100 % completed	
<b>3</b>	Wing D	2B+G+18 <sup>th</sup> (17 <sup>th</sup> Pent House) Floors	RCC 100 % completed	
<b>4</b>	E	2B+G+22 <sup>nd</sup> Floors		
<b>5</b>	F Building	3B+G+22 <sup>nd</sup> Floors	-	
<b>6</b>	Commercial+ MHADA/LIG Building	3B+G+Mezz+14 <sup>th</sup> Floors (MHADA/LIG on 8 <sup>th</sup> to 14 <sup>th</sup> Floor)	RCC 100 % completed	

**PART B**  
**POINT WISE COMPLIANCE STATUS**

**PARTB:****2. Point wise compliance status to various stipulations laid down by the Ministry in its Clearance Letter No. SIA/MH/MIS/229278/2021. Dated 30.08.2022 are as follows:**

Sr.No.	Condition	Status
	<b>Specific Conditions:</b>	
<b>A.</b>	<b>SEAC Conditions-</b>	
1.	PP to submit Certified Compliance report from RO, MoEFCC, Nagpur.	Noted and adhered.
2.	It is noted that, the Fire NOC is for 11 Floors, PP to submit the revised fire NOC also to ensure that Fire tender shall reach the back side of commercial complex.	Noted and adhered.
3.	PP to submit amalgamation documents of the plot 63/2	Noted and adhered.
4.	PP to submit the conclusion of traffic impact assessment report.	Noted and adhered.
5.	PP to provide conical manhole.	Noted and adhered.
6.	PP to ensure that deciduous trees shall not be planted along the Nalla	Noted and adhered.
7.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted and adhered.
<b>B</b>	<b>SEIAA Conditions-</b>	
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and adhered.
2.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Noted and adhered.
3.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted and adhered
4.	SEIAA after deliberation decided to grant EC for-FSI-51223.79 m2 Non-FSI 27594.38 m2, Total BUA-78818.17 m2. (Plan approval-CC/2745/21, dated-16.12.2021).	Noted and adhered.
<b>General Conditions</b>		
<b>a) Construction phase:-</b>		
<b>I</b>	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Noted & Agreed. The solid waste generated during construction phase will segregated and handed over to authorized dealer for further disposal.
<b>II</b>	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary	Noted and Obeyed. All construction waste is collected & segregated properly. Most of it is

	precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	reused for the construction activity.
<b>III.</b>	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste generation during construction phase.
<b>IV.</b>	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provisions should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Yes, noted and we will provided all the sanitation facility for construction workers. All required sanitary and hygienic measures like safe drinking water facility, Mobile toilets, First aid box will provided. <b><u>Please refer the Annexure 1.</u></b> Workers Health Insurance copy was attached. <b><u>Please refer the Annexure 5</u></b>
<b>V.</b>	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement (separate line) will provided for the disposal of storm water and drainage water.
<b>VI.</b>	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Best practices to reduce water demand during construction phase will adopted. We will be used mixed concrete in the construction to reduce water demand.
<b>VII.</b>	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted & adhered.
<b>VIII.</b>	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No ground water extraction for any purpose during the construction & operation phase of the project. Water requirement in construction phase is being supplied by Tanker Water supplier & water requirement during operation phase will be met through PMC. If required, permission will be taken from the concerned authority.
<b>IX.</b>	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.	We will use water efficient technologies in the project to reduce water consumption. Low flow fixtures will used for showers, toilet flushing and drinking.
<b>X.</b>	The Energy Conservation Building Code shall be strictly adhered to.	Noted & agreed.
<b>XI.</b>	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top soil excavated during construction activities will stored and used for landscape



		development.
<b>XII.</b>	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated top soil will stored & will be used in landscaping.
<b>XIII.</b>	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.	There is no threat to ground water quality by leaching of heavy metals & toxic contaminants as there is no activity involving heavy metals & other toxic contamination. Soil Analysis Report was attached. <b><u>Please refer the Annexure 3</u></b>
<b>XIV.</b>	PP shall strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and adhered.
<b>XV.</b>	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	The acoustically enclosed diesel type generator sets which uses low Sulphur diesel will used which confirms to Environment (protection) Rules prescribed for air and noise emission standards.
<b>XVI.</b>	PP shall strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and adhered.
<b>XVII.</b>	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/ leakage.	Noted & agreed. Vehicle hired for bringing construction material to site have valid pollution check certificate and confirm to applicable air and noise emission standard and are operated only during non-peak hours. Copy of PUC certificate of vehicles is attached. <b><u>Please refer the Annexure 4</u></b>
<b>XVIII.</b>	Ambient noise levels should conform to residential standards both during day and night. Incremental pollutionloads 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	All the adequate measures have been implemented to keep ambient air & noise levels in and around construction premises within the permissible norms. Air & noise monitoring reports are attached. <b><u>Please refer the Annexure 3.</u></b>
<b>XIX.</b>	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of	Noted and agreed. The proposed DG sets in the operation phase will be provided with acoustic enclosures, adequate stack height & sampling facility & also will use low Sulphur diesel.

	the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
<b>XX.</b>	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.	Noted & agreed. Regular supervision will done by our site engineer to take care of the construction activity & of the surrounding.
<b>B)</b>	<b>Operation Phase:-</b>	
<b>I.</b>	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.	We will provided organic waste converter (OWC) facility.
<b>II.</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and Agreed.
<b>III.</b>	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.	Noted & adhered. 356 CMD capacity STP will provided for waste water treatment. Treated water will used for flushing and gardening.
<b>IV.</b>	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted and adhered. We will ensure completion of STP, OWC and Green belt development prior to occupation of buildings.
<b>V</b>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted & obeyed. Occupancy will not be given unless and until there is sustainable water supply of drinking water & connectivity of the sewer line upto the project.

<b><u>VI.</u></b>	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	There is no traffic congestion near the entry and exit points from the roads. Parking is fully internalized and no public space is being utilized.
<b><u>VII.</u></b>	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted & will be implemented.
<b><u>VIII.</u></b>	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted and agreed.
<b><u>IX.</u></b>	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and adhered.
<b><u>X.</u></b>	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds are allocated for implementation of EMP during construction phase and Operation phase. the fund which is allocated for environmental protection measures will not be diverted for any purpose. Find attached EMP report in <b><u>Enclosure 1.</u></b>
<b><u>XI.</u></b>	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	Advertisement was published in Local News Paper English (Economic Times) & Marathi (Maharashtra Times). Copy of News Paper Advertisement attached as <b><u>Annexure 6</u></b>
<b><u>XII.</u></b>	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	Noted. We are submitting six monthly reports regularly along with necessary documents.
<b><u>XIII.</u></b>	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and Agreed. The EC copy attached. <b><u>Please refer Enclosure 1.</u></b>
<b><u>XIV.</u></b>	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project	Noted and adhered. We are submitting six monthly reports regularly along with necessarily documents. Ambient Air Quality monitoring at project site as well as various locations are attached. <b><u>Please refer the Annexure 3.</u></b>

	shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
<b>c)</b>	<b>General EC Conditions:-</b>	
<b>I.</b>	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted.
<b>II.</b>	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.	PP has obtained " <b>Consent to Establish</b> " Certificate from Maharashtra Pollution Control Board Vide No.: No. Format1.0/BO/RO-HQ/CC-1704001145 Dated: -27/04/2017. Revised application in process. <b>Please refer the Enclosure III.</b>
<b>III.</b>	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.	<b>Environmental clearance has been obtained from the MoEF as vide their ref. SIA/MH/MIS/229278/2021 Dated 30<sup>th</sup> August 2022. Please refer the Enclosure I.</b>
<b>IV.</b>	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are submitting six monthly reports along with necessary documents to the respective regional office of MOEF and the MPCB.
<b>V.</b>	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted.
<b>VI.</b>	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.	Noted & Agreed. We shall not make any expansion or modification of the project without the prior approval of the Ministry of Environment, Forest and Climate Change (MoEF & CC).
<b>VII.</b>	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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on	Noted & agreed.

	merit.	
<u>4.</u>	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted & agreed.
<u>5.</u>	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted & agreed.
<u>6.</u>	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.	PP has noted and agreed to follow the stipulated condition.
<u>7.</u>	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted & agreed.
<u>8.</u>	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 Waste (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted & agreed.
<u>9.</u>	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 <sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted & agreed.

Please find the same enclosed along with this letter.

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

Thanking you,

Yours Sincerely,

**For M/s. Onyx Promoters LLP**

**PART C**

(Datasheet with Enclosure No I, Enclosure No II and  
Enclosure No III)

**ENCLOSURE NO.I**

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

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

## PART – I

## DATA SHEET

1.	<b>Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)</b>	:	Proposed Expansion with Amendment Project Residential & Commercial Project								
2.	<b>Name of the project</b>	:	Proposed Expansion with Amendment Project Residential & Commercial Project "Gagan Avencia" at S. No. 63/1/1, 63/2 (Part) Kharadi, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Onyx Promotors LLP								
3.	<b>Clearance letter (s) / OM No. and Date</b>	:	Clearance Letter No. SIA/MH/ MIS/229278/2021, Dated 30.08.2022								
4.	<b>Location</b>	:	At S. No. 63/1/1, 63/2 (Part) Kharadi, Tal. Haveli, Dist. Pune, Maharashtra								
	<b>a. District (S)</b>	:	Pune								
	<b>b. State (s)</b>	:	Maharashtra								
5.	<b>Address for correspondence</b>										
	<b>a. Address of Concerned Project Chief Engineer (with pin code &amp; Telephone / telex / fax numbers)</b>		<table border="1"> <tr> <td>Name</td> <td>Mr. Rahul Sureshchand Garg</td> </tr> <tr> <td>Regd. Office address</td> <td>Floor No. 3, 301, Marvel Alaina, Lane No. 5, Koregaon Park, Pune, Maharashtra 411001</td> </tr> <tr> <td>Contact number</td> <td>9823385544</td> </tr> <tr> <td>e-mail</td> <td><a href="mailto:Paritamoswal85@gmail.com">Paritamoswal85@gmail.com</a></td> </tr> </table>	Name	Mr. Rahul Sureshchand Garg	Regd. Office address	Floor No. 3, 301, Marvel Alaina, Lane No. 5, Koregaon Park, Pune, Maharashtra 411001	Contact number	9823385544	e-mail	<a href="mailto:Paritamoswal85@gmail.com">Paritamoswal85@gmail.com</a>
Name	Mr. Rahul Sureshchand Garg										
Regd. Office address	Floor No. 3, 301, Marvel Alaina, Lane No. 5, Koregaon Park, Pune, Maharashtra 411001										
Contact number	9823385544										
e-mail	<a href="mailto:Paritamoswal85@gmail.com">Paritamoswal85@gmail.com</a>										
6.	<b>Salient features</b>										
	<b>a. of the project</b>	:	PART –I								
	<b>b. of the environmental management plans</b>	:	PART –II								
7.	<b>Breakup of the project area</b>	:	Total Plot Area – 14024.87 m <sup>2</sup> Total Built-Up Area – 78818.17 m <sup>2</sup>								
	<b>a. Submergence area forest &amp; non-forest</b>	:	Not applicable								
	<b>b. Others</b>	:	PART –I								
8.	<b>Break up of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units &amp; agricultural Land &amp; landless labourers/artisan</b>	:	Not Applicable.								
	<b>a. SC, ST/Adivasis</b>	:	<b>Not Applicable</b>								
	<b>b. Others (Please indicate whether these Figures are based on any scientific And</b>	:									



		systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)		Not Applicable
<b>9.</b>	<b>Financial details</b>		:	
	<b>a.</b>	<b>Project cost as originally planned and subsequent revised estimates and the year of price reference:</b>		
	<b>1.</b>	<b>Total Cost of the Project</b>	:	<b>Rs. 148 Cr.</b>
	<b>b.</b>	<b>Allocation made for environmental management plans with item wise and year wise Break-up.</b>	:	<b>PART –III</b>
	<b>c.</b>	<b>Benefit cost ratio / Internal rate of Return and the year of assessment</b>	:	<b>--</b>
	<b>d.</b>	<b>Whether (c) includes the Cost of environmental management as shown in the above.</b>	:	<b>Yes</b>
	<b>e.</b>	<b>Actual expenditure incurred on the project so far</b>	:	<b>PART III</b>
	<b>f.</b>	<b>Actual expenditure incurred on the environmental management plans so far</b>		<b>PART III</b>
<b>10.</b>	<b>Forest land requirement</b>		:	<b>Not Applicable</b>
	<b>a.</b>	<b>The status of approval for diversion of forest land for non-forestry use</b>	:	<b>Not Applicable</b>
	<b>b.</b>	<b>The status of clearing felling</b>	:	<b>Not Applicable</b>
	<b>c.</b>	<b>The status of compensatory afforestation, if any</b>	:	<b>Not Applicable</b>
	<b>d.</b>	<b>Comments on the viability &amp; sustainability of compensatory afforestation program in the light of actual field experience so far</b>	:	<b>Not Applicable</b>
<b>11.</b>	<b>The status of clear felling in Non-forest areas (such as submergence area of reservoir,</b>		:	<b>Not Applicable</b>
<b>12.</b>	<b>Status of construction</b>		:	<b>PART A</b>

	a.	<b>Date of commencement (Actual and/or planned)</b>	: 20.07.2018
	b.	<b>Date of completion (Actual and/or planned)</b>	: Not completed yet
<b>13.</b>	<b>Reasons for the delay if the Project is yet to start</b>		: <b>N. A.</b>
<b>14.</b>	<b>Dates of site visits</b>		:
	a.	<b>The dates on which the project was monitored by the Regional Office on previous Occasions, if any</b>	: Not yet visited
	b.	<b>Date of site visit for this monitoring report</b>	: -
<b>15.</b>	<b>Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)</b>		: <b>Not Applicable</b>

## PART I

## PROJECT DETAILS

<b>Name &amp; Location</b>	:	Proposed Expansion with Amendment for Residential & Commercial Project "Gagan Avenca" at S. No. 63/1/1, 63/2 (Part) Kharadi, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Onyx Promotors LLP
<b>Total no. Of workers to be employed during the construction phase.</b>	:	60 nos. of Workers
<b>Total Project cost</b>	:	Rs. 148 Cr only.
<b>Project infrastructure</b>	:	Proposed Expansion with Amendment for Residential & Commercial Project "Gagan Avenca" at S. No. 63/1/1, 63/2 (Part) Kharadi, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Onyx Promotors LLP
	:	Total Plot Area: 14024.87 m <sup>2</sup> Total Construction Area: 78818.17 m <sup>2</sup>
<b>Water Requirement and Sources</b>	:	<b>During Construction Phase -</b> From Tankers: 20 m <sup>3</sup> /day (depending upon the activity) <b>During Operational Phase -</b> Total Water Requirement- 420.20 CMD Recycled water- 141.36 CMD Fresh Water- 278.81 CMD
<b>Sewage generated</b>	:	Waste water Generation: 339 CMD
<b>Power</b>	:	<b>During Construction Phase -</b> 1. From MSEDCL: 103.80 KW <b>Operational Phase -</b> From MSEDCL connected load During Operation Phase(Connected Load) : 3632.20 KW During Operation Phase (Demand Load): 1723.32 KW D.G Set of Capacity 1 No. x 600KVA, 1 Nos x 320 KVA, 1 Nos. x 100 KVA, 1 Nos. x 25 KVA Transformer: 3 Nos: 630KVA
<b>Gaseous emissions</b>	:	Pollutants like SPM, and SO <sub>2</sub> may arise from emissions from DG Sets that will be connected to an appropriately designed vent.
<b>Solid waste from :</b> Garbage: <b>Operation Phase</b> 1. Dry 2. Wet 3.STP Sludge	:	05 kg /day. (During Construction Phase) <b>Residential &amp; Commercial</b> 604 kg /day. 820 kg/day 30 kg/day

**PART II ENVIRONMENTAL IMPACTS AND MANAGEMENT PLAN**  
**EMP for Construction Phase**

No.	Environmental Issues/Impacts	Mitigation measures	Responsibility	Legal & Other requirements
<b>LOCATION SPECIFIC</b>				
1.	Level difference in Land	<ul style="list-style-type: none"> <li>For minimum cutting and filling on site, parking level are planned along the contours and proposed formation levels shall be created by using ramp along the natural slope.</li> <li>Proper measures shall be adopted for noise and dust suppression on site and in surrounding areas</li> </ul>	Project Proponents /Architects	--
2.	Loss of vegetation	<ul style="list-style-type: none"> <li>Good Landscaping with good plantation</li> </ul>	Contractor/ Project Manager	--
<b>DESIGN SPECIFIC</b>				
1.	Building Height	<ul style="list-style-type: none"> <li>Height of the building is in accordance with the local planning permissions and aviation NOC</li> </ul>	Architects	Guidelines of PMC
2.	Incremental runoff due to Increase in paved areas	Planned RG area: <ul style="list-style-type: none"> <li>Minimizing the incremental runoff from the site with the help of rain water harvesting</li> </ul>	Architects	--
<b>CONSTRUCTION PHASE</b>				
1.	Increase in water demand (15-20 KLD) due to water usage for construction, dust suppression and for workers	<ul style="list-style-type: none"> <li>Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing.</li> <li>Use of wet jute cloth/gunny bags instead of water spray for curing activity.</li> </ul>	Contractor & Project Manager	--
2.	Sewage generation and disposal	<ul style="list-style-type: none"> <li>Disposal of sewage generated to sewerline</li> <li>Daily watch on sanitation facilities, drains &amp; good housekeeping</li> </ul>	Contractor & Project Manager	Water (P & CP) Act 1974
3.	Municipal solid waste generation (45 kg/day) by workers	<ul style="list-style-type: none"> <li>Segregation of Biodegradable (27 kg/day) and non-biodegradable garbage (18 kg/day)</li> <li>Disposal of segregated waste to PMC</li> </ul>	Contractor & Project Manager	--
4.	Construction activity may lead to <ul style="list-style-type: none"> <li>Water logging onsite</li> </ul>	<ul style="list-style-type: none"> <li>Computation of the runoff from the catchment areas outside the plot and runoff within the plot.</li> <li>Proper management of channelization</li> </ul>	Contractor & Project Manager	Storm water drainage remarks from PMC

	<ul style="list-style-type: none"> <li>• Unsanitary conditions and mosquito breeding on site</li> <li>• Sedimentation of outside drains</li> </ul>	<ul style="list-style-type: none"> <li>• of storm water</li> <li>• Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site</li> <li>• Use of screens and silt traps in advance of earthworks</li> <li>• Proper maintenance of storm water drainage to avoid choking of drains and flooding on site</li> <li>• Prompt completion of works relating to drainage and sediment control</li> <li>• Ensure discharge of storm water from the site or inflow to the site due to contributing catchment is clear of sediment and pollution</li> </ul>		
<b>5</b>	<b>Construction activity</b>			
a.	Dust generation	<ul style="list-style-type: none"> <li>• On site sensors shall be installed to monitor PM<sub>10</sub> and PM<sub>2.5</sub></li> <li>• Provision of Barricades of adequate height along the periphery of the site</li> <li>• Use of covering sheets while transporting the material</li> </ul>	Contractor/ Proponents	--
b.	Noise & Vibration	<ul style="list-style-type: none"> <li>• Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time</li> <li>• Provision of ear plugs to workers</li> <li>• No noise polluting work in night shifts</li> <li>• Provision of barricades along the periphery of the site</li> </ul>		
c.	Disruption of soil & runoff	<ul style="list-style-type: none"> <li>• Sedimentary controls to be implemented</li> </ul>		
d.	Oil leaks	<ul style="list-style-type: none"> <li>• Regular maintenance of machineries to prevent and repair leaks</li> <li>• Contaminated soil (if any) disposed to authorized CHWTSDF</li> </ul>		
e.	Generation of construction waste - Debris/ Excavation material	<ul style="list-style-type: none"> <li>• Quantity of the debris:</li> <li>• Rock - Used for plinth refilling &amp; road formation</li> <li>• Disposal of hazardous waste to CHWTSDF</li> <li>• Construction waste (Empty Cement Bags, Paint container, other Barrels &amp; Scrap metal) will be handed over/sold to Authorized recyclers</li> </ul>	Contractor/ Proponents	--
6	<ul style="list-style-type: none"> <li>• Vehicular movement</li> <li>• Increase in traffic</li> <li>• Air emissions &amp; Noise</li> <li>• Oil leaks</li> </ul>	<ul style="list-style-type: none"> <li>• Proper traffic management for the construction vehicles</li> <li>• Provision of oil and grease traps to the Storm water drains</li> <li>• Regular maintenance of vehicles with</li> </ul>	Project Manager	--

		suitable enclosures and intake silencers <ul style="list-style-type: none"> <li>• Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours</li> </ul>		
7	Use of DG sets may leads to air and noise pollution	<ul style="list-style-type: none"> <li>• DG sets with inbuilt acoustic enclosures</li> <li>• Site barricading</li> <li>• Regular maintenance</li> </ul>	Project Manager	--
8	Impact on health of workers Accidents, Hazards, injuries to workers	<ul style="list-style-type: none"> <li>• Adequate drinking water, canteen, toilet and bathing facilities</li> <li>• First aid facility</li> <li>• Regular health checkup of workers</li> <li>• Risk assessment and preparation of disaster management plan</li> <li>• Provision of temporary water tank for firefighting and appropriate fire suppression measures</li> <li>• Safety educational and awareness programme</li> <li>• Proper security arrangements</li> </ul>	Safety officer	--
<b>OPERATION PHASE</b>				
1.	Increase in water demand	<ul style="list-style-type: none"> <li>• Use of treated sewage for flushing (132.36CMD) and gardening (9.0 CMD)</li> <li>• Use of Treated Waste Water for flushing and gardening resulting in reduction of Net water demand by 54 %</li> </ul>	Project Proponents / Society / Facility Management system	Water Act 1974 as amended
2.	Sewage generation	<ul style="list-style-type: none"> <li>• Provision of STP of capacity 356 CMD for treatment of sewage up to tertiary level.</li> <li>• Proper operation and maintenance of STP and Daily analysis of general parameters like pH, BOD, COD and TSS &amp; O &amp; G of the STP outlet to ensure good treatment of waste water with the help of sensors</li> <li>• Ventilation around the STP</li> <li>• Proper arrangements for sludge handling and disposal</li> </ul>	Project Proponents / Society / Facility Management system	--
3.	Incremental Run off from site	<ul style="list-style-type: none"> <li>• Minimizing the incremental runoff from the site with the help of rain water harvesting pits</li> <li>• Proper management of channelization of storm water from site by using proper internal SWD system and two discharge points of having adequate Capacity</li> </ul>	Project Proponents / Society / Facility Management system	

		<ul style="list-style-type: none"> <li>• Use of screens and silt traps to SWD</li> <li>• Proper maintenance of storm water drainage to avoid choking of drains and flooding on site</li> <li>• Ensure discharge of storm water from the site is clear of sediment and pollution</li> <li>• Provision of sump pumps</li> <li>• External drain of adequate capacity</li> </ul>		
4.	Power demand	<p>Provision of energy saving measures: As per MSEDCL requirements, we are planned to use high efficiency Transformer &amp; to reduce losses. Losses for Transformer will be as per IS standards &amp; ECBC norms.</p> <p>Following are the Energy efficient fixtures should be used in our project for energy conservation :-</p>	Project Proponents/ Society/ Facility Management system	
5.	Use of DG sets may lead to air and noise pollution	<ul style="list-style-type: none"> <li>• Stack height as per CPCB norms</li> <li>• DG sets with inbuilt acoustic enclosures</li> </ul>	Project Proponents/ Society/ Facility Management system	CPCB specification
6.	<p>Vehicular movement</p> <ul style="list-style-type: none"> <li>• Increase in traffic</li> <li>• Air emissions &amp; Noise</li> <li>• Contamination of soil (if any) leads to Oil leaks</li> </ul>	<ul style="list-style-type: none"> <li>• Provide adequate traffic signs and signage's to notify residents</li> <li>• Install safety mirrors to aid visibility in conflict points</li> <li>• Prevent parking near the Entry and Exit Gate</li> <li>• Provide speed humps to regulate speed of vehicles</li> <li>• Provide pedestrian crossings and dedicated footpath to cater to the walking population</li> <li>• Assign traffic wardens to regulate flow of project traffic during peak hours</li> </ul>	Project Proponents/ Society/ Facility Management system	--
7.	Odour and unsanitary conditions due to STP and Composting of biodegradable garbage	<ul style="list-style-type: none"> <li>• Ventilation around STP and OWC area</li> <li>• Proper housekeeping and maintenance</li> </ul>	Project Proponents/ Society/ Facility Management system	Air act 1981, as amended

8.	Municipal waste & other solid waste generation	<ul style="list-style-type: none"> <li>• Informing and educating occupants for solid waste management</li> <li>• Provision of adequate space (OWC) for solid waste management. Proper</li> </ul>	Project Proponents /Society/ Facility	--
		<ul style="list-style-type: none"> <li>• segregation on site to biodegradable and non-biodegradable.</li> <li>• Non-recyclable waste (604 kg/day): To PCMC</li> <li>• Biodegradable waste ( 820 kg/day) Treatment in Organic Waste Converter (OWC)</li> <li>• End product from OWC and sludge generated from STP shall be used as manure on site</li> <li>• Quarterly monitoring of manure</li> </ul>	Management system	
9	Disasters like Fire, lightning, Earthquake etc.	<ul style="list-style-type: none"> <li>• Preparation of Disaster Management Plan</li> <li>• Provision of Safety officer, Security and First aid team</li> <li>• Regular review of DMP and mock drill</li> <li>• Effective implementation of DMP</li> </ul>	Safety Officer	CFO NOC



<b>PART III</b>
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<b>ALLOCATION MADE FOR ENVIRON-MENTAL MANAGEMENT PLANS</b>
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**DURING OPERATION PHASE:****CAPITAL INVESTMENT FOR ECOFRIENDLY FEATURES**

Sr. No	Project	Details	Capital Cost (Rs. Lakhs)	O & M Cost/Yea (Rs. Lakhs)
1	Rain Water Harvesting	RWH pits & network	3.50	1.0
2	Sewage Treatment Plant	STP plant	42.50	16.17
3	Solid Waste	OWC	20.75	5.83
4	Hazardous Waste	NA	-	-
5	e-waste	Authorized vendor	-	-
6	Landscape	Plantation	25.0	1.0
7	Energy Savings	Solar & LED	49.55	3.0
8	Environmental Monitoring	Through Lab	-	1.5
9	Disaster Management	Provided	16.21	1.5

**ENCLOSURE NO. II**  
**(COPY OF ENVIRONMENTAL CLEARANCE)**

ENVIRONMENTAL  
CLEARANCE

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

To,

The PARTNER  
 ONYX PROMOTERS LLP  
 Floor No 3, 301, Marvel Alaina, Lane No.5 Koregaon Park, Pune  
 Maharashtra -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/229278/2021 dated 14 Sep 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	<b>EC22B038MH173096</b>
2. File No.	SIA/MH/MIS/229278/2021
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Expansion with Amendment Project Resi-dential & Commercial "GAGAN AVENCIA" S. No. 63/1/1,63/2(Part) Kharadi, Tal. Haveli, Dist. Pune, Ma-harashtra by Onyx Promoters LLP
7. Name of Company/Organization	ONYX PROMOTERS LLP
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 30/08/2022

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



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

*This is a computer generated cover page.*

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/229278/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s.Onyx Promotors LLP,  
 S. No. 63/1/1,63/2(Part) Kharadi,  
 Tal. Haveli, Dist. Pune.

Subject : Environment Clearance for Proposed Expansion with Amendment  
 Project Resi-dential & Commercial Construction project GAGAN  
 AVENCIA at S. No. 63/1/1,63/2(Part) Kharadi, Tal. Haveli, Dist. Pune  
 by M/s.Onyx Promotors LLP

Reference : Application no. SIA/MH/MIS/229278/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 130<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/229278/2021	
2.	Name of Project	Proposed Expansion Project Residential & Commercial "GAGAN AVENCIA" S No. 63/1/1,63/2(Part), Kharadi, Tal. Haveli, Dist. Pune, Maharashtra by OnyxPromotors LLP.	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
		Name	Mr. Rahul Sureshchand Garg
5.	Project Proponent	Regd.Office address	Address: Floor No-3, 301,Marvel Alaina, Lane No. 5, Koregaon Park, Pune, Maharashtra – 411001
		Contact number	+91 9823385544
		e-mail	pritamoswal85@gmail.com
6.	Consultant	M/s. Mahabal Enviro Engineers Pvt.Ltd.Mrs. Pradnya Niphade Address: Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra Email id : thane@mahabal.com	

		Tel: 022- 25823154/ 0658/ 1663					
7.	Applied for	Brown Field Project					
8.	Details of previous EC	We have received EC File No. : ECSEIAA Maharashtra having file number SEIAA-EC0000000345 dated 15th June2018.					
9.	Location of the project	S. No. 63/1/1, 63/2(part),Kharadi, Tal. Haveli,Dist. Pune, Maharashtra					
10.	Latitude and Longitude	Latitude - 18°33'28.61"N Longitude - 73°57'16.45"E					
11.	Total Plot Area(m2)	14024.87					
12.	Deductions(m2)	3015.48					
13.	Net Plot area(m2)	11009.39					
14.	Proposed FSI area(m2)	51223.79					
15.	Proposed non-FSI area(m2)	27594.38					
16.	Proposed TBUA(m2)	78818.17					
17.	TBUA(m2) approved by Planning Authority till date	78818.17					
18.	Ground coverage(m2)&%	24%					
19.	Total Project Cost (Rs.)	Rs.148 Cr.					
	CER as per	Activity	Location	Cost(Rs.)	Duration		
20.	MoEF&CC circular dated01/05/2018	Details attached					
	Details of Building Configuration: Please use following legends:Floor=F, Parking=Pk, Podium=Po,Stilt=St, Lower Ground=LG,Upper Ground=UG,Basement=B, Shops=Sh>				Reason for Modification/Change		
	Previous EC/Existing Building		Proposed Configuration				
	Building name	config uration	height	Building Name	Configuration	Height (m)	N A
	Wing A&B (Residential)	3B+G+	49.70	Wing A& B (Residential) In process	3B+G+18th (17 <sup>th</sup> pent house) Floors	56.30 m	
	Wing C (Residential) In process	2B+G+ 16	49.70 m	Wing C (Residential)In process	2B+ G +18th (17 <sup>th</sup> penthouse) Floors	56.30 m	
21.	Wing D (Residential) In process	2B+G+ 16	49.70 m	Wing D (Residential) In process	2B+ G +18th (17 <sup>th</sup> penthouse) Floors	56.30 m	
	E (Residential) (Proposed)	-		E (Residential) (Proposed)	3B± G +22nd Floors	67.9 m	

	F building (Residential) (Proposed)	-		F building (Residential) (Proposed)	3B +G +22nd Floors	67.9 m
	Commercial +MHADA/LIG building (Residential & Commercial) In process	3B+G+ Mez + 14	49.10 m	Commercial +MHADA/LIG building (Residential & Commercial) In process	3B +G +Mezz +14th Floors (MHADA/LIG on 8th to 14th floor)	49.1m
22.	Total number of tenements			Tenements (Existing + Proposed) - Residential – 500 Nos. Commercial - 7 Showroom,48 Shops Number of Residents Existing & Proposed Residential:-2500Nos. Commercial:- 696 Nos. Total- 3196Nos.		
23.	Water Budget		Dry Season(CMD)		Wet Season(CMD)	
			Fresh Water	278.81	Fresh Water	278.81
			Recycled Flushing	132.36	Recycled	132.36
			Swimming Pool	6.525	Swimming Pool	6.525
			Club House	0.0	Club House	0.0
			Flushing	0.0	Flushing	0.0
			Gardening	9.0	Gardening	0.0
			Total	420.20	Total	411.17
	Wastewater Generation		339 CMD			
24.	Water Storage Capacity for Fire fighting/UG T		Residential Commercial Domestic UG tank Capacity: 127 CMD Flushing UG tank Capacity: 142 CMD Fire UG tank Capacity:400 CMD			
25.	Source of water		Local approval body / Provision of ESR PMC			
26.	Rainwater Harvesting (RWH)		Level of the Groundwater table:		20-30 BGL	
			Size and no of RWH tank(s) And Quantity:		NA	
			Quantity and size of Recharge pits:		7 Size : 2m * 2m* 2m	
			Details of UGT tanks I fany:		Residential + Commercial Domestic UG tank Capacity: 127CMD Flushing UG tank Capacity: 142CMD Fire UG tank Capacity: 400CMD	
	Sewage generation in CMD:		339 CMD			

27.	Sewage and Wastewater	STP technology:		MBBR
		Capacity of STP(CMD):		Total Existing & Proposed Capacity 356 CMD
28.	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	---	Total - 45kgs/day - Composting method
		Wet waste:	---	
		Construction waste	----	Excavated earth material will be used for filling of plinth area & top soil for landscaping
		Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	604kg/day	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	820 kg/day	Through Mechanical Composter (Smart OWC)
		Hazardous waste:	NA	-
		Biomedical waste	NA	-
		E-Waste	5.33kg/day	Handed over to authorized recycler for further handling & disposal purpose
	STP Sludge (dry)	30 kg/day	To be used as manure for Gardening purpose	
30.	Green Belt Development	Total RG area(m <sup>2</sup> ):		1255.84m <sup>2</sup>
		Existing trees on plot:		NA
		Number of trees to be planted:		182Nos
		Number of trees to be cut:		NA
		Number of trees to be transplanted:		NA
		Source of power supply:		MSEDCL
	Power	During Construction Phase Demand Load):		103.80 kW
		During Operation phase (Connected load):		3632.20 kW
		During Operation phase (Demand load):		1723.32 kW
		Transformer:		630 kVA x 3 nos

31.	requirement:	DG set:	1 No. X 600KVA (For Residential)1 No. X 320KVA (For Commercial)1 No. X 100KVA (For E & F Building)1 No. X 25kva (For MHADA/LIG)		
		Fuel used:	HSD Considered 80% loading on DG set: 4 Nos. 22216.19 litre/annum		
32.	Details of Energy saving	19.82%			
33.	Environmental Management plan budget during Construction	Type	Details		Total Cost perAnnum (Lakh)
		Capital Cost	Air & Noise and Water,		Rs. 17.5
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs. Lakh/y)
		Sewage treatment	STP plant	4250000	1617834
		Water treatment	-	NA	NA
		RWH and Storm Water	RWH Pits and network	3,50,000	1,00,000
		Swimming Pool	-	-	-
		Solid Waste	OWC	2075000	583140
		Hazardous waste	NA	-	-
		e-waste	Authorized vendor	-	-
		Green belt development	Plantation	25,00,000	1,00,000
		Energy saving	Solar and LED	49,55,826	3,00,000
		Environmental Monitoring	Through laboratory	-	1,50,000
		Disaster Management	Provided	1621000	150000
35.	Traffic	Type	Required as per DCR no	Actual Provided Nos.	Area per parking (m2)
		4-Wheeler	410	592	As per Standard



	Management				DCR
		2-Wheeler	1467	1469	As per Standard DCR
		Bicycles	-	---	As per Standard DCR
36.	Details of Court cases/ litigations w.r.t. the project and Project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide letter dated 15th June, 2018 for total built up area 42223 sq.mt. Proposal has been considered by SEIAA in its 248<sup>th</sup> (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit Certified compliance report from RO, MoEFCC, Nagpur.
2. It is noted that, the fire NoC is for 11 floors, PP to submit the revised fire NoC & also to ensure that Fire tender shall reach the back side of Commercial Complex.
3. PP to submit amalgamation documents of the plot 63/2
4. PP to submit the conclusion of traffic impact assessment report.
5. PP to provide conical manhole.
6. PP to ensure that deciduous trees shall not be planted along the Nalla.
7. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018 IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for - FSI -51223.79 m<sup>2</sup>, Non FSI- 27594.38 m<sup>2</sup>, Total BUA-78818.17 m<sup>2</sup>. (Plan approval No. CC/2745/21, dated-16.12.2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid

- waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
  - III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
  - IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
  - V. Arrangement shall be made that waste water and storm water do not get mixed.
  - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
  - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
  - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
  - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
  - X. The Energy Conservation Building code shall be strictly adhered to.
  - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
  - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
  - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
  - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
  - XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
  - XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
  - XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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


5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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

  
Manisha Patankar Mhaikar  
(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
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Validity unknown

Digitally signed by Manisha Patankar Mhaikar  
Member Secretary  
Date: 8/30/2022 5:44:38 AM

**ENCLOSURE NO. III**  
**(COPY OF CONSENT TO ESTABLISH)**

**MAHARASHTRA POLLUTION CONTROL BOARD**

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : rohq@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



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

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/ **ce-1704001145**

Date **27/04/2017**

To,  
M/s. Onyx Promoters LLP "Gagan Avencia"  
S. No. 63/1/1, Kharadi,  
Tal. Haveli, Dist. Pune.

Subject: Consent to Establish for Residential & Commercial Project in Red Category.

Ref :

1. Minutes of Consent Committee meeting held on 22/03/2017

Your application MPCB-CONSENT-0000016000 Dated: 14/11/2016

For: Consent to Establish for Residential & Commercial Project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 is granted for a period up to commissioning of the project or 5 years whichever is earlier.
- The proposed capital investment of the project is Rs. 82.29 Crs. (As per C.A. Certificate submitted by project proponent)
- The Consent to Establish is valid for construction of Residential & Commercial Project by M/s. Onyx Promoters LLP named as "Gagan Avencia", S. no. 63/1/1 Kharadi Haveli, Dist. Pune for total plot area of 10,724.87 Sq.Mtrs and total construction built up area 37,343.79 Sq.Mtrs including utilities and services as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	196	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

UAN no. 0000016000, M/s. Onyx Promoters LLP "Gagan Avencia"

Page 1 of 6

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	300 KVA	1	As Per Schedule -II

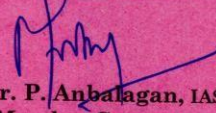
## 6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	483 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	337 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA notification, 2006 and amendments thereto.

As per Para 2 of EIA notification dated 14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II (I) dated 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

For and on behalf of the  
Maharashtra Pollution Control Board

  
(Dr. P. Anbalagan, IAS)  
Member Secretary

## Received Consent fee of -

Sr. No.	Amount(Rs.)	Transaction No.	Transaction Date
1	125000.00	TXN1611002548	29-11-2016

Copy to:

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



Schedule-ITerms & conditions for compliance of Water Pollution Control:

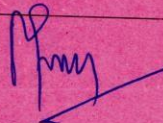
- 1) A] As per your application, you have proposed to install Sewage Treatment Plant (STP) with the design capacity of **210 CMD**.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- The Board reserves its rights to review plans, Specifications or other data relating to plant 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 should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 2) **Project proponent shall provide online monitoring system for monitoring BOD & SS parameter.**
- 3) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	144 (Fresh) + (Recycled)



**Schedule-II****Terms & conditions for compliance of Air Pollution Control:**

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO <sub>2</sub>
1	DG Set (300 KVA)	Acoustic enclosure	3.5	Diesel	49.2	Lit/Hr	-	-

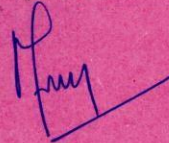
\* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
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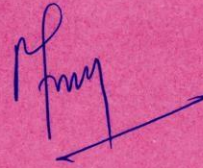
3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



**Schedule-III**  
**Details of Bank Guarantees**

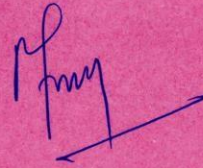
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards not to take effective steps for implementation of project prior to obtaining EC	Upto Commissioning of the project	Five years



Maharashtra Pollution Control Board

**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards not to take effective steps for implementation of project prior to obtaining EC	Upto Commissioning of the project	Five years



Maharashtra Pollution Control Board

**Schedule-IV****General Conditions:**

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

**PART D**  
**ANNEXURES**

**ANNEXURE NO. 1**  
**SANITARY AND HYGIENE MEASURES**

**Annexure 1**

**Sanitary and Hygiene Measures**

- Toilets are provided to construction workers.
- Solid waste is being disposed daily to municipal collection system.
- Separate arrangements for workers for having lunch. The provided separate area is maintained in hygiene point of view.
- Workers health will be regularly monitored and even Health insurance is provided.
- All construction activity will be followed strictly with guideline of safety measures to assure worker’s health and safety.
- Regular housekeeping done by labour themselves daily & pest control done once in month.



**ANNEXURE NO. 2**  
**FACILITIES PROVIDED TO LABOUR HUTMENTS**

**ANNEXURE 2**

**FACILITIES PROVIDED TO LABOUR HUTMENTS**

**Total No. of Labor:** 60 Nos.

**Facilities provided:**

1. We have provided toilets for Labour.
2. Drinking Water facility has also been provided.
3. Electric bulbs and electricity has been provided.
4. We are provided PPE kits (earplugs, ear muff etc.), safety training & awareness
5. Medical healthcare, First Aid Box facility was provided.

**ANNEXURE NO. 3**  
**AMBIENT AIR, SOIL, 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/2023/Mar/R-1570	Issue Date	21/03/2023
Name and Address of Customer	M/s. Proposed Residential and Commercial Project Gagan Avenca by M/s Onyx Promoters LLP, Located at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	13/03/2023	Sampling duration	24 hrs
Start Date of Analysis	14/03/2023	End Date of Analysis	21/03/2023
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	33°C	Wet bulb temperature	28°C
Relative Humidity	46 %	Sampling done by	Eurofine Enviro Lab Pvt. Ltd.

### Results

Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO <sub>2</sub> )	15.9	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	20.5	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	52.4	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	22.9	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.3	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

#### Remark-

- All above results are within National Ambient Air Quality standards.
- BDL – Below Detectable Limit.



Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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



**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/2023/Mar/R-1571	Issue Date	21/03/2023		
Name and Address of Customer	M/s. Proposed Residential and Commercial Project Gagan Avenia by M/s Onyx Promoters LLP, Located at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.				
Sample Name	Air	Sample Description	Ambient Air		
Date of Sampling	13/03/2023	Sampling duration	24 hrs		
Start Date of Analysis	14/03/2023	End Date of Analysis	21/03/2023		
Sampling Location	Site Office	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I		
Dry bulb temperature	33°C	Wet bulb temperature	28°C		
Relative Humidity	46 %	Sampling done by	Eurofine Enviro Lab Pvt. Ltd.		
Results					
Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO <sub>2</sub> )	16.9	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	21.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	53.8	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	32.8	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.3	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	
<b>Remark-</b>					
<ul style="list-style-type: none"> <li>➤ All above results are within National Ambient Air Quality standards.</li> <li>➤ BDL – Below Detectable Limit.</li> </ul>					



*Rajul Patil*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

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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



**EHS MATRIX**  
PRIVATE LIMITED

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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

<b>Report No:</b>	<b>EHSM/2023/Mar/R-1572</b>	<b>Issue Date</b>	<b>21/03/2023</b>
<b>Name and Address of Customer</b>	<b>M/s. Proposed Residential and Commercial Project Gagan Avenca by M/s Onyx Promoters LLP, Located at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.</b>		
<b>Sample Name</b>	Air	<b>Sample Description</b>	Ambient Air
<b>Date of Sampling</b>	13/03/2023	<b>Sampling duration</b>	24 hrs
<b>Start Date of Analysis</b>	14/03/2023	<b>End Date of Analysis</b>	21/03/2023
<b>Sampling Location</b>	Near Construction	<b>Sampling Procedure</b>	CPCB Guideline for measurement of Ambient Air pollutants Volume I
<b>Dry bulb temperature</b>	33°C	<b>Wet bulb temperature</b>	28°C
<b>Relative Humidity</b>	46 %	<b>Sampling done by</b>	Eurofine Enviro Lab Pvt. Ltd.

### Results

Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO <sub>2</sub> )	22.9	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	26.7	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	58.9	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	35.4	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.2	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

#### Remark-

- All above results are within National Ambient Air Quality standards.
- BDL – Below Detectable Limit.



*Raj*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

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Baugh, Sinhgad Road, Pune - 411051.  
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+91 90961 85285 / +91 91585 60571

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Kolhapur - 416008.  
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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

<b>Report No:</b>	<b>EHSM/2023/Mar/R-1573</b>	<b>Issue Date</b>	<b>21/03/2023</b>		
<b>Name and Address of Customer</b>	<b>M/s. Proposed Residential and Commercial Project Gagan Avenia by M/s Onyx Promoters LLP, Located at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.</b>				
<b>Sample Name</b>	Ambient Noise	<b>Sample Description</b>	--		
<b>Date of Sampling</b>	13/03/2023	<b>Sampling duration</b>	--		
<b>Sampling done by</b>	Eurofine Enviro Lab Pvt. Ltd.				
Results					
Sr. No.	Location	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	53.6	44.3	55/45	CPCB Guideline
2.	NEAR SITE Office	52.4	41.9		
3.	Near Construction Equipment	52.9	40.8		
<b>Remark-</b>					
➤ All above Noise level results are within Central Pollution Control Board Standards limit.					
➤ Day/Night -55/45 dB.					



*Rg*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

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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/2023/Mar/R-1574	Issue Date	21/03/2023
Name and Address of Customer	M/s. Proposed Residential and Commercial Project Gagan Avenca by M/s Onyx Promoters LLP, Located at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.		
Sample Name	Soil	Sample Description	
Date of Sampling	13/03/2023	Sampling Time	12: 30 PM
Sampling Location	Near Garden	Sampling Procedure	--
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.	Sample Quantity	01 kg
Start Date of Analysis	14/03/2023	End Date of Analysis	21/03/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand, Silt, Clay		Manual Of Soil Testing
2	pH at 25°C	7.24	--	IS 2720(Part 26) 1987
3	EC at 25°C	1246	µS/cm	IS 14767 : 2000
4	Moisture Content	11.3	%	Manual Of Soil Testing
5	Organic Matter	1.32	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	20.9	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	11.3	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	7.4	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	236.9	mg/Kg	Manual Of Soil Testing
10	Water Holding	31.8	%	Manual Of Soil Testing
11	Calcium as (Ca)	18.7	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	12.3	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.18	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	26.97	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.28	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	3.34	mg/Kg	Manual Of Soil Testing



*Raj*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

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+91 90961 85285 / +91 91585 60571

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

CERTIFICATIONS :  
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PRIVATE LIMITED

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+91 91585 60571 / +91 95796 84751 / +91 90961 85285  
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

### TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Mar/R-1575</b>	<b>Issue Date</b>	<b>21/03/2023</b>		
<b>Name and Address of Customer</b>	<b>M/s. Proposed Residential and Commercial Project Gagan Avenca by M/s Onyx Promoters LLP, Located at S. No.-63/1/1, Kharadi, Tal: Haveli, Pune.</b>				
<b>Sample Name</b>	Water	<b>Sample Description</b>	Drinking Water		
<b>Date of Sampling</b>	13/03/2023	<b>Sampling duration</b>	--		
<b>Sampling Location</b>	Cooler water	<b>Sampling Procedure</b>	APHA 1060		
<b>Sampling done by</b>	Eurofine Enviro Lab Pvt.Ltd.	<b>Sample Quantity</b>	2 Ltr		
<b>Start Date of Analysis</b>	14/03/2023	<b>End Date of Analysis</b>	21/03/2023		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.03	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	98.4	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	43.8	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	12.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO <sub>4</sub> )	10.6	mg/L	<200	IS 3025 (Part 24)
6	Nitrate( as NO <sub>3</sub> )	0.3	mg/L	<45	APHA 4500 NO <sub>3</sub> , 23 <sup>rd</sup> Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 <sup>rd</sup> Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
9	Chloride ( as Cl)	9.8	mg/L	<250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	10.6	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	4.8	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 <sup>rd</sup> Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<2	IS 1622:1981
<b>Remark-</b>					
➤ The above water sample is Comply with required limit as per 10500:2012.					
➤ For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS:1622 (R.A.1996), Table No.-4].					



*Raj*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

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Branch Office Address :  
F-01, Shakuntala Complex,  
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+91 98343 07334


CERTIFICATIONS :  
ISO 9001: 2015  
ISO 14001 : 2015  
ISO 45001 : 2018

**ANNEXURE NO. 4**  
**COPY OF PUC CERTIFICATE**

Form 59  
[See rules 115 (2)]


**Pollution Under Control Certificate**  
Authorised By :  
Government of Maharashtra

**Date** : 01/03/2023  
**Time** : 09:18:35 AM  
**Validity upto** : 29/02/2024



Certificate SL No. : MH01203700016390  
Registration No. : MH12PQ5441  
Date of Registration : 29/Jan/2018  
Month & Year of Manufacturing : December-2017  
Valid Mobile Number : \*\*\*\*\*9898  
Emission Norms : BHARAT STAGE IV  
Fuel : DIESEL  
PUC Code : MH0120370  
GSTIN :  
Fees : Rs.150.00  
(GST to be paid extra as applicable)  
ML 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	1.62	0.63

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://puc.parivahan.gov.in>

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

Form 59  
[See rules 115 (2)]


**Pollution Under Control Certificate**  
Authorised By :  
Government of Maharashtra

**Date** : 12/05/2023  
**Time** : 11:36:59 AM  
**Validity upto** : 11/05/2024



Certificate SL No. : MH01203700017930  
Registration No. : MH12RN2541  
Date of Registration : 28/May/2019  
Month & Year of Manufacturing : April-2019  
Valid Mobile Number : \*\*\*\*\*1899  
Emission Norms : BHARAT STAGE IV  
Fuel : DIESEL  
PUC Code : MH0120370  
GSTIN :  
Fees : Rs.150.00  
(GST to be paid extra as applicable)  
ML 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	1.62	0.55

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://puc.parivahan.gov.in>

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

M/s. Onyx Promotors LLP

“Gagan Avenca” at Kharadi, Pune


Form 59  
[See rules 115 (2)]

**Pollution Under Control Certificate**  
Authorised By :  
Government of Maharashtra

**Date** : 01/03/2023  
**Time** : 09:43:29 AM  
**Validity upto** : 29/02/2024

Certificate SL No. : MH01203700016404  
Registration No. : MH12RK6541  
Date of Registration : 02/May/2019  
Month & Year of Manufacturing : September-2018  
Valid Mobile Number : \*\*\*\*\*0000  
Emission Norms : BHARAT STAGE IV  
Fuel : DIESEL  
PUC Code : MH0120370  
GSTIN :  
Fees : Rs.150.00 (GST to be paid extra as applicable)  
ML 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	1.62	0.62

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://puc.parivahan.gov.in>

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


Form 59  
[See rules 115 (2)]

**Pollution Under Control Certificate**  
Authorised By :  
Government of Maharashtra

**Date** : 21/11/2022  
**Time** : 08:24:12 AM  
**Validity upto** : 20/11/2023

Certificate SL No. : MH01203700013624  
Registration No. : MH12SF2341  
Date of Registration : 26/Dec/2019  
Month & Year of Manufacturing : November-2019  
Valid Mobile Number : \*\*\*\*\*0000  
Emission Norms : BHARAT STAGE IV  
Fuel : DIESEL  
PUC Code : MH0120370  
GSTIN :  
Fees : Rs.150.00 (GST to be paid extra as applicable)  
ML 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	1.62	0.66

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

**ANNEXURE NO. 5**  
**COPY OF NEWS PAPER ADDVERTISEMENT**



# S&P sees Growth Crossing 6% on Domestic Uptick

Ratings firm's economist pegs FY25 and FY26 growth at 6.9%; warns external environment and inflation could dampen growth

**Ishaan.Gera@mesgroup.com**  
**New Delhi:** Green shoots in private capital expenditure and strong domestic activity could push India's GDP growth in fiscal 2024 over 6%, S&P Global Ratings economist Vishrut Rana told ET.  
 Earlier this week, S&P retained its forecast for India's economic growth at 4% for FY24 and 4.9% for the subsequent two years.  
 "The risks are fairly balanced, especially on growth. In fact, growth could come in higher given that the domestic economy remains fairly strong," Rana said, pointing out that the external environment and inflation could dampen growth.  
 The ratings firm has projected inflation to hit 5.5% this year, up from 5.2% in FY23.

half a percentage point from its previous forecast.  
 While the economist noted that the upcoming elections were likely to have a marginal impact on inflation, he was hopeful that it would not lead to fiscal profligacy.  
 "There were no signs yet of a bent towards populist measures," he stated. However, Rana did highlight that there was a need to create fiscal space to support growth in the medium term.  
 "The fiscal space is significantly limited, and the state governments are stretched in terms of ability to spend," Rana pointed out.  
 While the country is on the path to achieving 7% growth in the near term owing to resilient consumption activity and expectations of an improvement in external con-

ditions from next year onwards, targeting more than 7% growth is a challenge for now.  
 Policy continuity, higher labour force participation and access to international markets were listed as policy imperatives for sustaining growth in the long term.

"I think there's a number of free trade negotiations that are in progress and some that have been signed, and Indian firms are very competitive in some sectors. There's also the supply chain diversification theme that is going on, we have seen some improvement in FDI," Rana said, noting a need to continue to attract FDI.  
 The economist raised concerns about declining net household financial savings. He said that increasing growth needed to pick up for forecasts to hold.  
 "We anticipate that incomes are likely to pick up going forward while the savings rate remains at current levels without deteriorating further," Rana said.  
 The economist also noted that despite the uptick in inflation, price concerns were not enough for the Reserve Bank of India to raise rates. Experts indicate that inflation is likely to slow below 6% in September, following the drop in tomato prices and a Rs 200 cut in the price of cooking gas cylinders.  
 The RBI's monetary policy committee is widely expected to hold the policy rate at 6.5% for the fourth consecutive time at next week's meeting.  
 S&P has projected a 0.25 percentage point cut in rates in FY25, which Rana said would likely be delivered in the August meeting.  
 "We have a global theme of easing interest rates in H2 of next year, which means that the RBI would cut potentially in August," Rana said, stating that lower food inflation in the last quarter of FY24 could advance the rate cut to April.

product at the platform from companies, whose owners are from the countries which share land border with India. "We have needed out a lot of fake sellers, particularly after the order of the department of expenditure regarding land border sharing countries, wherein certain country products are not to be used on GeM," he said, adding that it is very rigorous exercise.  
 "So we look into the shareholding pattern, to see if there is a Chinese footprint," he said.

## PORT TARIFF MIGRATION REGIME ON CARDS

# Pricing Freedom for Pvt Port Terminal operators in Works

Minimum revenue commitment to ensure govt income isn't impacted

**Tweesh.Mishra@mesgroup.com**

**New Delhi:** The government is reworking a tariff migration regime to allow pricing freedom for existing private terminal operators in major ports. It is eyeing a minimum revenue commitment - linked to increments to the Wholesale Price Index - to ensure that the government's income is not impacted if the existing concessionaires migrate to the new tariff regime, said officials.

The minimum revenue commitment will insulate the Centre from any risks associated with lower tariffs being offered by private concessionaires to bag more cargo, a senior shipping ministry official said on condition of anonymity.  
 Private terminals at ports operate under multiple fiscal regimes depending on the year they were awarded. Collectively they handle nearly half the traffic at major ports, a term used to denote the ports controlled by the Centre.  
 Sanjay Sethi, chairman of the Jawahar Nehru Port Authority, said the committee formed to deliberate on a regime for rationalising tariffs across private terminals at major ports will soon be giving its recommendations to the Ministry of Shipping & Waterways.

Sethi heads the committee tasked with proposing a migration mechanism from the old tariff regimes to the new one for private terminals operating at major ports, which are under the administrative control of the Centre.  
 The existing regimes allow the major ports to charge different tariffs from consumers despite being on the same port due to varying nature of cargo handled by the terminals. These rates were regulated by the Tariff Authority for Major Ports (TAMP).  
 But with the enforcement of the Major Port Authorities Act, 2021, TAMP was abolished and each

## India's Takeoff Moment has Come: Niti Chief

Our Bureau

**New Delhi:** India's take-off moment has arrived, backed by the advantages of having the world's largest working population, digital infrastructure, and digital institutions, NITI Aayog vice chair Manoj Kumar Singh said on Wednesday.  
 Now the onus lies on the private sector to lead the country on a sustainable growth trajectory, he said, urging corporations to enhance investments in research and development.  
 Speaking at an event on India's 'Amrit Kaal' (75th Anniversary) on the occasion of the 10th anniversary of the NITI Aayog, he said the government's role is to create a conducive environment for investment, making regulations consistent and continuous, adapting to disruptive technologies, managing climate change, and addressing the issue of regional imbalances as key challenges faced by the country.  
 "If we are to transit from the middle-income trap, the private sector needs to enhance its contribution to GDP through its own investments and under corporate social responsibility (CSR)," he said.

## GeM Removed Hundreds of Cos with Chinese Footprint: CEO

Our Bureau

**New Delhi:** India's national procurement portal has removed hundreds of companies either owned by Chinese or where there was a substantial Chinese beneficiary interest from its platform in the last three years, Government e Marketplace (GeM) CEO Prashant Kumar Singh said Wednesday.  
 The CEO said the company included laptop, desktops, medical devices, where people had a Chinese footprint, he said.  
 Singh said that by enlarging there is no

product at the platform from companies, whose owners are from the countries which share land border with India. "We have needed out a lot of fake sellers, particularly after the order of the department of expenditure regarding land border sharing countries, wherein certain country products are not to be used on GeM," he said, adding that it is very rigorous exercise.  
 "So we look into the shareholding pattern, to see if there is a Chinese footprint," he said.

and of the major ports was given autonomy to approve the rate charged by terminals on their premises.  
 Disputes in this regard were addressed as per the Major Ports Adjudicatory Board Rules, 2023.  
 While announcing the new tariff regime in 2023, the Centre had said it would allow parity between private sector ports and terminals in government ports. Under the new regime in place since, fresh concessions for terminals leased out under public-private partnership (PPP) were free to fix their rates subject to a fixed out to the port authority. This concession was to all future PPP concessionaires. Royalty payable for trans-shipment & coastal cargo was also lowered in new contracts.

recommendations to the Ministry of Shipping & Waterways. Sethi heads the committee tasked with proposing a migration mechanism from the old tariff regimes to the new one for private terminals operating at major ports, which are under the administrative control of the Centre.  
 The existing regimes allow the major ports to charge different tariffs from consumers despite being on the same port due to varying nature of cargo handled by the terminals. These rates were regulated by the Tariff Authority for Major Ports (TAMP).  
 But with the enforcement of the Major Port Authorities Act, 2021, TAMP was abolished and each

and of the major ports was given autonomy to approve the rate charged by terminals on their premises.  
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**CAD-2218**  
**CUTTACK DEVELOPMENT AUTHORITY**  
**ARUNIA BHAWAN, LINK ROAD, CUTTACK - 12**  
 URL: cda.cutack.nic.in E-mail: cda.cutack@nic.in  
**Request for Proposal**  
 Dt: 27.09.2023  
 Notice No. 19747  
**FOR SELECTION OF AN AGENCY FOR PROVIDING SERVICES FOR ONLINE E-AUCTION OF ASSETS/PROPERTIES OF CUTTACK DEVELOPMENT AUTHORITY.**  
 Brief description of the process: Cuttack Development Authority (CDA) invites applications from prospective AGENCY/FIRMS FOR PROVIDING SERVICES FOR ONLINE E-AUCTION OF ASSETS/PROPERTIES OF CUTTACK DEVELOPMENT AUTHORITY.  
 The bidders are requested to make themselves aware of the eligibility criteria mentioned in the RFP before participating in the process. The RFP can be downloaded from CDA website <http://www.cda.cutack.nic.in> and the last date of submission of application is on or before 05.10.2023 till 05.00 pm. Cuttack Development Authority. CDA reserves the right to accept or reject any applications and to cancel the selection process at any time, without incurring any liability and without assigning any reason therefor.  
 If you are in clarification in this regard, the prospective applicants may contact the Scheme Officer on (Mob No. 8249645417) or reach out to PMU Cell (Contact No. 983722279/9855398338) during office hours.  
**Sd/-**  
 Secretary  
 Cuttack Development Authority  
 Cuttack  
 CDA-2218/2023/11514122-24

# Steam Coal Imports Dip 6% to 1 mt in April-July

**Shiba.Saman@mesgroup.com**

**New Delhi:** India's steam coal import fell 6% year-on-year between April and July with Indonesia's volume dipping by almost a fourth. Trade data showed total steam coal imports at 60.1 mt from the start of the financial year till July end.  
 Lower imports from power units than the same period last year, cheaper domestic supplies for the non-power sector, and better fuel planning led to the drop, say per industry experts and officials.  
 Coal stock at power plants, both domestic and imported, did not deplete as much as anticipated towards the end of March, owing to favorable weather conditions. However, the ports were still needed to meet the total requirement, a government official said.  
 While February was hotter than usual, March to May was cooler on average.  
 The government had raised electricity generation to import 6% of their fuel requirement in anticipation of higher demand in the summer months. However, the import by power generators for blending was less than 6%, this year.

client stocks at power plants, blending of imported coal was still much needed.  
 The power ministry earlier this month said that the demand for domestic coal supply during the first quarter of FY24, it fell short of meeting the total requirement.  
 Local supplies at lower rates were also available keeping some for non-power sector users and some from importing, an industry expert said. E-auction premium on domestic coal fell year-on-year during the period.  
 However, August onwards, power demand has risen considerably as compared to the same period last year. This has led to a drop in imports, the trader said. August saw peak power demand levels with domestic and imported coal has been extended and there has been a drop in imports, the trader said. August saw peak power demand levels with domestic and imported coal has been extended and there has been a drop in imports, the trader said. August saw peak power demand levels with domestic and imported coal has been extended and there has been a drop in imports, the trader said.

Though Indonesia coal continued to be the largest supplier with 25 million tonnes, it was down by a fourth from a year ago. Indonesian coal mainly goes into generating power - either conventionally or through blending with domestic coal. Australia, too, fell by more than a third to 2.37 million tonnes. South Africa, having a good arbitrage opportunity and a lower base, exported 35% more with volume totaling 10.42 million tonnes in the period.

## REASON FOR SURVEILLANCE NOT CLEAR

# China Evergrande Billionaire Chairman Under Police Lens

Hui Ka Yan, the billionaire chairman of beleaguered property developer China Evergrande Group, has been placed under police control, according to witnesses with knowledge of the matter.  
 Hui was taken away by Chinese police officers this month and is being monitored at a designated location, the people said, asking not to be identified because matter is private.

It is not clear why Hui has been so-called residential surveillance, a type of police action that falls short of detention or arrest and does not mean Hui will be charged with a crime. Still, the measures mean he is unable to leave the location, meet or communicate with others without approval, based on China's Criminal Procedure Law. Passports and identification cards must be handed to police but the process should exceed six months, according



Hui Ka Yan

The move is the latest sign that the saga at the world's most indebted developer has been placed under police control, according to witnesses with knowledge of the matter.  
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 It is not clear why Hui has been so-called residential surveillance, a type of police action that falls short of detention or arrest and does not mean Hui will be charged with a crime. Still, the measures mean he is unable to leave the location, meet or communicate with others without approval, based on China's Criminal Procedure Law. Passports and identification cards must be handed to police but the process should exceed six months, according

**PUDUCHERRY DISTILLERIES LIMITED**  
 (A Govt. of Puducherry Undertaking)  
 Arinjivayal, Puducherry - 605 010.  
 Tel: 0415-264644 / 264759  
 Fax: 0415-264644  
**SHORT TENDER NOTICE**  
 E-tenders are invited for procurement of the quantity of minimum 10 lakh litres of EXTRA NEUTRAL ALCOHOL (in two months) through online mode. Last date and time of submission of bids is 10.10.2023 at 12.00 PM. The Tender Details, and Terms and Conditions may also be downloaded from the website <http://www.etenders.kerala.gov.in> or by reference only. 06.10.2023  
**MANAGING DIRECTOR**  
 PUDUCHERRY DISTILLERIES LIMITED  
 KRFBL Kerala Road  
 Puducherry - 605 010  
 Chief Executive Officer (Sd/-)

**SYNTHETIC ALIANCE Management Services Private Limited (SAMS)**  
 B-8, Sector, Noida, G.D. Nagar, 201301 (Uttar Pradesh)  
 Email: [sams@syntheticalliance.com](mailto:sams@syntheticalliance.com)  
**INVITATION FOR BIDDING (IFB)**  
 Date: 28.09.2023  
 (As per the Invitation for Bidding/RFQ/IFB) (IFB) No. SA/MS/23/01/01  
**Government of Maharashtra, Environment Department, Room No. 217, 2nd Floor, Mantriya Anexe, Mumbai - 400 022, has issued Environmental Clearance No. SA / MH / (NFR) / 422218 / 2023 Dated 26th September 2023 for the Residential Project of M/s. Auriga Realtors, Pune.**  
 Copies of the Clearance letter are available with Maharashtra Pollution Control Board & May also be seen at website of Government of Maharashtra, Department of Environment <https://mah.gov.in>  
**M/s. Auriga Realtors "Aryabhan"**  
 S. No. 96/22 (P), Kivale, Tal. Haveli, Dist. Pune, 411033

**GUJARAT NARMADA VALLEY FERTILISERS AND CHEMICALS LIMITED**  
 Plot No. 309, B-1400, SO-4081 & SO-3021  
 Road Office (Gandhinagar) - 380015, Dist. Bhavnagar, Gujarat.  
 CH 124106/HR/CR/2023. Website: [www.gnfc.com](http://www.gnfc.com)  
**PROCUREMENT OF DENATURATED ETHYL ALCOHOL**  
**GNFC intend to procure 10,000 KL (5%) and / or 15,000 KL Denatured Ethyl Alcohol (DEA) on GNF C site basis / CFR Pipavav port basis.**  
 For detailed specifications, EMD requirement and other terms, please visit web notice placed on our website [www.gnfc.in](http://www.gnfc.in) (in Tenders) + Tender Notice - Material Management Department.  
 Last date and time for response : 03.10.2023 at 12:00 hrs. IST

**SECURITY PAPER MILL, NARMADAPURAM-401005 (M.P.)**  
 (A Unit of Government of India)  
 (Wholly owned by Government of India)  
 Plot No. 309, B-1400, SO-4081 & SO-3021  
 Road Office (Gandhinagar) - 380015, Dist. Bhavnagar, Gujarat.  
 CH 124106/HR/CR/2023. Website: [www.gnfc.com](http://www.gnfc.com)  
**TENDER INVITING NOTICE**  
 The Chief General Manager, Security Paper Mill, Narmadapuram (M.P.) in 401005 invites tenders for following work/material purchases. Interested Manufacturers/Suppliers may visit our website <http://www.gnfc.com> or <http://www.gnfc.in> for detailed tender specifications/terms and conditions of tender enquiry.  

Tender No.	Description/Work of Item	Please visit for details of Bid	Last Date/Time for receipt of Bid
GNFC/2023/03959573	Procurement of Level Filling in Sheet Form and in Pressure	<a href="http://www.gnfc.in">http://www.gnfc.in</a>	13.10.2023 (Upto 15:00 Hrs)
GNFC/2023/03962028	Hydrogen Peroxide (H2O2)	<a href="http://www.gnfc.in">http://www.gnfc.in</a>	16.10.2023 (Upto 18:00 Hrs)
GNFC/2023/03964583	Bleached Cotton Linter First Cut Pulp in Sheet Form (BCL-FC)	<a href="http://www.gnfc.in">http://www.gnfc.in</a>	23.10.2023 (Upto 15:00 Hrs)
GNFC/2023/03964583	Carbon Brushes	<a href="http://www.gnfc.in">http://www.gnfc.in</a>	24.10.2023 (Upto 15:00 Hrs)
GNFC/2023/03964583	Hiring an agency for service of ASB	<a href="http://www.gnfc.in">http://www.gnfc.in</a>	27.10.2023 (Upto 12:00 Hrs)

 Any updates, corrigendum, etc. against the above tenders shall be published on said website only. Those shall not be published in any other newspaper or media.  
**Manager (Material)**

**PUBLIC NOTICE**  
 This is to inform that the Proposed expansion with Amendment Project Residential & Commercial "GAGAN AVENIA" S.No.63/1/1.63/2(Part) Kharadi, Tal. Haveli, Dist. Pune, Maharashtra by Onyx Promoters LLP has been accorded Environmental Clearance and having EC Identification No. EC22B038M/173096 and EC file SI/MH/MIS/22/278/2021 dated 30.08.2022 from SEWA Maharashtra and published on PARVESH website 30.08.2022 and copy of the clearance letter is available with the PARVESH and Environment Department may also be seen on the website of the environment department of Maharashtra at <https://parvesh.nic.in/>  
**Sd/-**  
 M/s. Onyx Promoters LLP

**PUBLIC NOTICE**  
 It is hereby notified for the information of public that Mr. HEMANT MADHAV BAKSHI & MRS. MADHURA HEMANT BAKSHI, Both Rtd. Naskah and MRS. NEHA PUSHPAKAR CHAPALKAR, Rtd. Naskah, Joint owners of Residential Flat No. 101 in B Building/Wing adjoining carpet area of 181.62 sq. mtrs, situated on 1st floor, along with attached Terrace measuring 47.47 sq. mtrs., along with right to use the Podium Carpet area measuring 54.16 sq. mtrs. along with one single and one big Covered Car Parking No. 145, 146 & 147 of the GRANDOUR CO-OPERATIVE HOUSING SOCIETY LTD., constituted on the property bearing Survey No. 5 & 19 at Balewadi, Pune. The said Flat owners assumed their clients that the said flat & Car Parking is free from all encumbrances of whatsoever nature kind and extent. Any person having any claim, right or interest in the said Flat or Car Parking or any part thereof should intimate to the undersigned in writing together with proof within 15 days from the publication of this notice. Unless I will give them the clearance certificate and claim if any shall be deemed to have been abandoned. This is the notice.  
 Pune, Dt. 28/09/2023  
**Shop No. 127, Jai Ganesh Vihar, Airport Road, Vishrantwadi, Pune 411015 Mobile No. 9371016672**

**PUBLIC NOTICE**  
 NOTICE is hereby given that one Mr. Prakash Anand Kawade, Mrs. Rupali Prakash Kawade & Mrs. Indira Prakash Kawade, Rtd. Grover Road, Pune (hereinafter referred to as the said Mortgagees / Purchasers) have agreed to create mortgage in respect of the Property more particularly described in the Schedule hereunder written in favor of our clients, Prasad Capital and Housing Finance Ltd. (Branch Address) in respect of the property described herein. The said property is owned & possessed by Mr. Prakash Anand Kawade, Mrs. Rupali Prakash Kawade & Mrs. Indira Prakash Kawade as per the record indicated by said mortgagee to us. I have given this notice to all persons having any claim, right or interest in the said property more particularly described in the schedule hereunder or any part thereof by way of sale, exchange mortgage (equitable or registered) or otherwise. I, GE, trust investors, family registered mortgagees, leased, purchasee, possession, lease, sublease, tenancy, license, lien, charge, pledge, easement or otherwise howsoever are hereby requested to notify the same in writing to me. I, as with supporting documentary evidence at the address mentioned herein below within 14 days from the date hereof, using which the claim or claims, if any, of such person or persons will be considered to have been waived and / or abandoned and my client shall proceed with the encumbrance of loan and creation of mortgage in respect thereof.  
**DESCRIPTION OF THE PROPERTY OWNED BY MR. PRAKASH ANAND KAWADE -**  
 All the part and parcel of the land measuring about 186.89 Sq. Mtrs. out of City Survey No. 84111 (having Rtd. Survey No. 691A), along with R.C.C. Construction thereof measuring about 638.39 Sq. Mtrs. out of total R.C.C. Construction measuring 705.71 Sq. Mtrs. situated at village Oranjan, Tal. Puna City, Dist. Puna, within the limits of Puna Municipal Corporation, which is bounded as follows:  
 East: S.T. Kawade Road. South: T.H. Interior Road. West: Property belonging to Mr. Suresh Paranjape Kawade, North: Property belonging to Mr. Suresh Paranjape Kawade.  
**DESCRIPTION OF THE PROPERTY OWNED BY MRS. RUPALI PRAKASH KAWADE & MRS. INDIRA PRAKASH KAWADE -**  
 All the part and parcel of the land measuring about 186.89 Sq. Mtrs. out of City Survey No. 84111 (having Rtd. Survey No. 691A), along with R.C.C. Construction thereof measuring about 638.39 Sq. Mtrs. out of total R.C.C. Construction measuring 705.71 Sq. Mtrs. situated at village Oranjan, Tal. Puna City, Dist. Puna, within the limits of Puna Municipal Corporation, which is bounded as follows:  
 East: S.T. Kawade Road. South: T.H. Interior Road. West: Property belonging to Mr. Suresh Paranjape Kawade & Mrs. Indira Prakash Kawade, North: Property belonging to Mr. Suresh Paranjape Kawade, North: Coarcted Road.  
**Place:** Pune  
**Date:** 27/09/2023  
**GANDHARV N. KAWADE, B.S.L.L.L.B (Advocate)**  
 Shop No. C-8, Eastern court, B.T Kawade Road, Ghorpadi Gaon, Pune - 411 001  
 Mbl: 9823037772.

**ANNEXURE NO. 6**  
**SITE PHOTOGRAPHS**



