SIX- MONTHLY ENVIRONMENTAL COMPLIANCE REPORT

For Period: April 2026 to September 2026

PROPOSED RESIDENTIAL AND COMMERCIAL PROJECT

At

AIKYAM, Sr. No.46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, and Pune – 412101

By

M/s Urway Infra LLP.

URWAY INFRA LLP

Date: 03/11/2026

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

Subject: Submission of half-yearly compliance report (April 2026 to September 2026) of Environment Clearance for the proposed residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli, Pune – 412101 by URWAY INFRA LLP.

Reference:

1. Environment Clearance Letter from MoEF&CC, EC application no. SIA/MH/INFRA2/545714/2025 dated 22/12/2025.
2. Consent to Establish No.: Format1.0/CC/UAN No.0000265141/CE/2601003108 dated 28/01/2026.

Respected Sir/Madam,

This is with respect to the above-cited subject and references. We are herewith submitting the following documents/information:

1. Name, email and phone of the Project Officer and Nodal Officer
2. Status of project work
3. The information in the Data Sheet
4. Point-wise compliance status of the Specific Conditions and General Conditions mentioned in the Environment Clearance Letter
5. Point-wise compliance of the conditions of Consent to Establish

Thanking you,

For M/s. URWAY INFRA LLP

Authorized Signatory

Encl.: As above

www.urway.com info@urway.com +91 9850504569 / +91 9146464569
Office: URWAY INFRA LLP Sr.No.75/1/2, Near Sharayu Toyota Showroom, Jeevan nagar, Tathawade, Pune-411033

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

1.0 INFORMATION OF PROJECT OFFICER AND NODAL OFFICER

Sr No	Particular	Details
1	Name of the Project Officer	Mr. Rohit Aware Address – S.No. 75/1/2,Near Sharayu Toyota Showroom,Jivan Nagar,Thathawade, Chinchwad police station ,Mulshi, Pune 411033,Maharashtra ,India., PUNE, MAHARASHTRA, 411033 Email: groupurway@gmail.com
2	Name of the Nodal Officers	Same as above

2.0 PHOTOGRAPHS SHOWING PRESENT PROGRESS OF WORK

(April 2026 to September 2026)



Excavation Work in Progress

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

Monitoring Report

PART – I

3.0 DATA SHEET

Sr. No.	Particulars	Details
1.	**Project type:** River Valley/ Mining/ Industry/ Thermal/ Nuclear/ Others (specify)	Residential & Commercial Project
2.	**Name of the Project**	Proposed Residential & Commercial Project at AIKYAM, Sr. No.46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, and Pune – 412101 by M/s Urway Infra LLP.
	Project Category	8a - (B2) category as per EIA Notification 2006
3.	**Clearance letter (s)/ OM No. and date**	Environment Clearance obtained vide EC Identification No. EC25C3801MH5350691N (Proposal no. SIA/MH/INFRA2/545714/2025) dated 22/12/2025.
4.	**Location** a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Location latitude / longitude	Latitude: 18°39'9.13"N Longitude: 73°44'6.03"E
5.	**Address for Correspondence** a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	Mr. Rohit Aware Address: S.No. 75/1/2,Near Sharayu Toyota Showroom,Jivan Nagar,Thathawade, Chinchwad police station ,Mulshi, Pune 411033,Maharashtra ,India., PUNE, MAHARASHTRA, 411033
	b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	

6.	**Salient features of the Project**	• **Location of the project:** AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Pune – 412101. • **Total Plot Area:** 12,511.00 Sq. M. • **Deductions:** 688.85 Sq. M • **Net Plot Area**: 11,822.15 Sq. M • **Total Built up Area:** 93,682.24 Sq. M • **Bldg. Structure proposed:**

Name of Bldg.	Building Structure	Ht. of Bldg.
Wing A	2BP+GP/Gr+first/ Mezz to 14 Floors	44.95 m
Wing B	2B+GP+31 Floor	105.75 m
Wing C	2B+GP+31 Floor	105.75 m
Wing D	2B+GP+31 Floor	105.75 m
Club House	G+2	12.35
Mediation	G+1	7.80

- **Total Number of Tenements:**
  Buildings – 587 nos.
  Shops -9 nos.
  Office 27 nos.

- **Total Number of Expected Users: 3442 Nos.**
  Residential Users – 2935 Nos
  Commercial Users – 507 Nos

- **Water Requirement:**
  Source of water Supply – PCMC

Particular	Dry Season	Wet Season
Fresh Water	277 KLD	277 KLD
Recycled (Flushing)	142 KLD	142 KLD
Recycled (Gardening)	12 KLD	00
Swimming Pool	2 KLD	2 KLD
Total	**421 KLD**	**419 KLD**
Waste water generation	377 KLD	377 KLD

- **Waste Generation:**

Type	Quantity	Treatment/ disposal
Dry waste	663 Kg/day	Handed Over to Authorized Agency for disposal
Wet waste	932 Kg/day	Treated in OWC
Hazardous waste	Negligible	NA
Biomedical waste	Biomedical waste like Mask, Gloves, Face shields etc. (Required for pandemic situation)	Shall be segregated at designed place near OWC and shall be given to authorized vendor for management.
E-waste	10 Kg/day	Handed over to authorize recycler for further handling & disposal purpose.
STP Sludge	61 Kg/day	Used as manure for gardening.

- **Sewage and Wastewater**

A) Sewage Generation: 377 KLD
B) Proposed STP Capacity: 1 x 410 KLD
C) STP Technology: MBBR

- **Rainwater Harvesting:**

A) Level of Ground Water Table:
Pre Monsoon: 8 m to 10 m
Post Monsoon: 10 m to 12 m
B) Size and No of RWH tanks and Quantity: NA
C) Quantity and size of recharge pits: 7 Nos
- Rooftop pits - 4 Nos
- Surface pits - 3 Nos
- Size of Recharge pits - 1.5 m x 2.0 m x 3.0 m

- **Landscape and Green Belt Development:**
  - Total RG Area (m2): 1182.22 m2
  - Total Number of trees required: 148 Nos.
  - Existing trees on plot: 64 Nos.
  - Nos of Trees to be cut: 59 Nos.
  - Nos of Trees to be retained: 5 Nos.
  - Nos of Trees to be transplanted: 0 Nos.
  - Nos of compensatory trees: 395 Nos.
  - Total no. of trees to be planted on site: 276 Nos.
  - Total no. of trees to be planted off site: 267 Nos.

<table>
<tr><td></td><td></td><td>

- **Power Requirement:**

A) Source of power supply: MSEDCL
B) During Construction Phase (Demand Load): 90 kW
C) During Construction phase DG set : 140 KVA
D) During Operation Phase (Connected Load): 5128.64 kW
E) During Operation Phase (Demand Load): 2426.31 kW
F) Transformer: 4 x 630 kVA, 1 x 315 kVA capacity
G) DG Set: 500 kVA - Residential & 25 kVA - Commercial
H) Fuel: HSD

- **Details of Energy Saving:**

Total Saving – 20.21 %

- Traffic Management

<table>
<tr><th>Type</th><th>Required as per DCR</th><th>Actual Provided</th><th>Area per car Parking (m2)</th></tr>
<tr><td>4-Wheeler</td><td>630 Nos.</td><td>630 Nos.</td><td>Basement/ Ground - 12.5 m2</td></tr>
<tr><td>2-Wheeler</td><td>749 Nos.</td><td>749 Nos.</td><td>--</td></tr>
</table>

</td></tr>
<tr><td rowspan="2">7.</td><td>Breakup of the Project Area
a) Submergence area: forest & non forest</td><td>Not Applicable</td></tr>
<tr><td>b) Others</td><td>--</td></tr>
<tr><td>8.</td><td>Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless
Laborers / Artisans:
a) SC, ST/Tribes
b) Others
(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details & year of survey)</td><td>The project is proposed on own land thus there is no displacement of population is proposed.</td></tr>
<tr><td>9 a)</td><td>Financial Details
Project cost as originally planned and subsequent revised estimates and the year of price reference</td><td>Total Project Cost Projected- Rs.319.50 Cr.</td></tr>
</table>

<table>
<tr><td>b)</td><td>Allocation made for environmental management plans with item wise and year wise breakup</td><td>
A) <u>During Construction Phase:</u>
<table>
<tr><th>Sr. No.</th><th>Parameter</th><th>Capital Cost (Rs. In Lakh)</th></tr>
<tr><td>1</td><td>-</td><td>10</td></tr>
<tr><td>2</td><td>Water & Dust Suppression</td><td>2</td></tr>
<tr><td>3</td><td>Site Sanitation, Disinfection & Safety</td><td>1.5</td></tr>
<tr><td>4</td><td>Environmental Monitoring</td><td>2</td></tr>
<tr><td>5</td><td>Health Check Up</td><td>2.5</td></tr>
<tr><td>6</td><td>Environmental Management Cell</td><td>8.04</td></tr>
<tr><td colspan="2">TOTAL</td><td>26.04</td></tr>
</table>
B) <u>During Operational Phase:</u>
<table>
<tr><th>Sr No</th><th>Parameter</th><th>Capital (Lakh)</th><th>O&M (Rs.Lakh)</th></tr>
<tr><td>1</td><td>Sewage treatment</td><td>98</td><td>21.30</td></tr>
<tr><td>2</td><td>RWH</td><td>15.0</td><td>1.0</td></tr>
<tr><td>3</td><td>Solid Waste</td><td>21.75</td><td>5.33</td></tr>
<tr><td>4</td><td>Hazardous Waste</td><td>--</td><td>--</td></tr>
<tr><td>5</td><td>Green belt Development</td><td>50.13</td><td>13.41</td></tr>
<tr><td>6</td><td>Energy Saving</td><td>129.00</td><td>10.0</td></tr>
<tr><td>9</td><td>Environmental Monitoring</td><td>--</td><td>04</td></tr>
<tr><td>10</td><td>Disaster Management</td><td>84.30</td><td>15</td></tr>
<tr><td>11</td><td>Environment Management Cell</td><td>--</td><td>9.6</td></tr>
<tr><td>12</td><td>Biomedical Waste Management</td><td>--</td><td>0.10</td></tr>
<tr><td></td><td>Total</td><td>398.18</td><td>83.99</td></tr>
</table>
</td></tr>
<tr><td>C)</td><td>Benefit cost ratio/Internal rate of return and the year of assessment</td><td>Not applicable</td></tr>
<tr><td>d)</td><td>Whether (c) includes the cost of environmental management as shown in the above</td><td>Yes, included</td></tr>
<tr><td>e)</td><td>Actual expenditure incurred on the project so far</td><td>As per requirement</td></tr>
<tr><td>f)</td><td>Actual expenditure incurred on the environmental management plans so far</td><td>As per requirement</td></tr>
<tr><td>10)</td><td>Forest Land Requirement</td><td></td></tr>
<tr><td>a)</td><td>The status of approval for diversion of forest land for non-forestry use</td><td>Not applicable</td></tr>
</table>

b)	The status of clearing felling	Not applicable
c)	The status of compensatory afforestation, if any comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	Not applicable
11)	**The status of clear felling** in non- forest areas (such as submergence area or reservoir, approach roads.), if any with quantities information Required.	Not applicable
12)	**Status of construction** (Actual & /or planned)	• Excavation work in progress.
a)	Date of commencement (Actual & / or planned)	February 2026
b)	Date of completion (Actual & /or planned)	December 2031
13	**Reasons for the delay** if the project is yet to start	N/A
14	**Dates of Site Visits**	N/A
a.	The dates on which the project was monitored by the Regional Office on previous occasions, if any	Nil
b.	Date of site visits for this monitoring report	Nil

Name: Mr. Rohit Aware

Partner

M/s Urway Infra LLP.

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

Compliance Period: April 2026 – September 2026

INTRODUCTION OF PROJECT	
Details as per EC	
Name of Project	Proposed Residential & Commercial Project at AIKYAM, Sr. No.46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, and Pune – 412101 by M/s Urway Infra LLP.
Name of Proponent	M/s Urway Infra LLP.
Type of Project	8 (a) – B2 category as per EIA Notification 2006
Location of Project Site	AIKYAM, Sr. No.46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, and Pune – 412101 by M/s Urway Infra LLP.
Total Plot Area	12,511.00 Sq. M.
Deduction	688,85 Sq. M.
Net Plot Area	11,822.15 Sq. M.
Total Built up Area	93,682.28 Sq. M.

SPECIFIC CONDITIONS

SEAC CONDITIONS

Sr. No.	Conditions	Compliance
1.	PP to submit Fire NOC.	The PP has complied with the condition and obtained the Fire NOC.
2.	PP to obtain IOD/IOA/Concession Document /Plan Approval or any other form of documents as applicable clarifying its conformity with the local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.	PP has obtained IOD Vide Sanction No. BP/EC/Ravet/11/2025 Date: 08/09/2025. The copy of IOD is attached as **Annexure 1.** PP has also obtained Water and Drainage NOC. The same is attached as **Annexure 2 & Annexure 3.**
3.	PP to prepare and implement plan to make proposed project a plastic free zone.	The condition has been complied with. PP will prepare and implement plan to make proposed project Plastic Free Zone.

4.	PP to ensure to achieve the standard parameters of the treated sewage as per order issues by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.	PP will ensure that the treated sewage meets the standard parameters prescribed in the Hon'ble National Green Tribunal's order dated 30.04.2019. PP will also ensure that drinking water is not used for construction activities.
5.	PP and the planning authority shall ensure that, the construction and demolition waste (C&D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.	The condition is noted and shall be complied with.
6.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	PP will provide the provision Of electric charging facility at suitable place as per Maharashtra Electric Vehicle Policy, 2021
7.	PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.	PP has ensured to achieve minimum 5% energy saving by using non-conventional energy source.
	SEIAA CONDITIONS	
Sr. No.	**Conditions**	**Compliance**
1.	PP has provided mandatory RG area of 1182.22 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and shall be complied with. PP has made provision of the required mandatory RG area along with plantation.
2.	Planning authority shall not be issue occupation certificate unless PP obtain tree NOC.	Noted and will be complied with.
3.	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	The condition is duly noted and will be complied with. Grass pavers of suitable specification and strength will be installed to increase the permeable surface area and facilitate effective fire tender access.
4.	PP to achieve at least 5 % of total energy requirement from solar/other renewable sources.	The condition is duly noted and agreed to comply.
5	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D.C. charger for 20% of total parking provided, the number of D.C. chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	Noted and will be complied with.
6	PP shall comply with standard EC conditions mentioned in the Office Memorandum issues by MoEF and CC vide F.No.22-34/2018-IA.III dt.04/01/2019.	Noted and complied with Condition.
7	SEIAA after deliberation decided to grant EC for FSI – 60150.37 m2, Non FSI – 33531.87 m2, Total BUA 93,682.24 m2. (Plan approval No. B.P/EC/Ravet/11/2025, dated 08.09.2025)	Agreed to Comply.

GENERAL CONDITIONS		
CONSTRUCTION PHASE		
Sr. No.	**Conditions**	**Compliance**
1	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The condition shall be duly complied with. The negligible solid waste generated during construction will be properly collected, segregated, and managed as per applicable norms. Recyclable materials will be recovered, and the remaining dry and inert waste will be disposed of at authorized landfill sites.
2	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The condition related to the disposal of muck, construction spoils, and bituminous materials generated during construction shall be fully complied with. All waste materials would be disposed of at approved sites, with necessary health and safety precautions, ensuring no adverse impacts on surrounding communities.
3	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No significant hazardous waste will be generated during the construction phase, except for empty paint containers, adhesive and sealants, toilet cleaner bottles. These items will be handled and disposed of in accordance with applicable MPCB norms and guidelines.
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	The condition shall be duly complied with. PP will make dedicated arrangements for providing safe drinking water to construction workers at the site and adequate sanitary facilities for construction workers.
5	Arrangement shall be made that waste water and storm water do not get mixed.	PP will ensure that wastewater and storm water are not mixed. Separate pipelines will be laid to connect the toilet facilities to septic tanks, thereby preventing any possibility of cross-contamination with the storm water drainage system.
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted and complied. Water demand during the construction phase shall be reduced through the use of ready-mix concrete and curing agents. These measure will minimize on-site water consumption in line with the stipulated environmental guidelines.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The project site does not have a source of groundwater; hence, groundwater samples were collected from a nearby area through a NABL and MoEF & CC-approved laboratory. The water quality monitoring report is attached as **Annexure 4.**
8	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.	As there is no extraction of groundwater at the site, obtaining permission from the competent authority is not required.

9	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	PP will install low-flow fixtures for toilet flushing, and drinking water. These will include aerators, pressure-reducing devices, or sensor-based controls to ensure water conservation.
10	The Energy Conservation Building code shall be strictly adhered to.	The condition is noted and will be adhered to.
11	All the topsoil excavated during construction activities should be stored for the use in horticulture/landscape development within the project site.	The topsoil excavated during construction activities will be preserved and used for landscaping within the project site.
12	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	The excavated soil shall be effectively reused for site leveling, backfilling and plinth filling as far as practicable. No additional soil has been brought in, thereby maintaining and protecting the site's natural drainage pattern.
13	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants	Environmental monitoring is being carried out regularly through a MoEF&CC approved laboratory to ensure there is no risk to soil and groundwater quality due to leaching of heavy metals or toxic contaminants. Soil and groundwater samples were collected and tested as per standard procedures. The analysis reports **Annexure 4 and Annexure 5** confirm that all parameters are within permissible limits, with no presence of harmful contaminants. This ensures that the project activities pose no threat to environmental quality.
14	PP to strictly adhere to all condition mentioned in Maharashtra (Urban Areas) Protection and preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	The condition is noted. The Project Proponent will ensure full compliance with the applicable provisions of the Maharashtra (Urban Areas) Tree Protection and Preservation Act, 1975, as amended, for the entire duration of the Environmental Clearance period.
15	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.	Noted and will be complied with.
16	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by ministry of road transport & highways department. The vehicle shall be adequately covered to avoid spillage/leakages.	The condition is noted and will be duly complied with. PP will ensure that all vehicles hired for the transportation of raw materials strictly comply with the emission norms prescribed by the Ministry of Road Transport and Highways. The vehicles will also be adequately covered to prevent any spillage or leakage during transportation
17	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.	Ambient air and noise quality will be regularly monitored during the construction phase to minimize pollution, noise-generating activities shall be limited to daytime hours, and appropriate personal protective equipment (PPE) shall be provided to all site workers. The monitoring reports **Annexure 6 & Annexure 7** confirm that ambient air and noise levels remained within the permissible residential standards prescribed by CPCB/MPCB throughout the monitoring period.

18	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	The DG set proposed for backup power during the operational phase will be used exclusively in the event of a power outage. It will be of enclosed type and will fully comply with the provisions of the Environment (Protection) Act, 1986, including applicable air and noise emission standards.
19	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 environmental cell/designated person.	Regular supervision and monitoring of environmental safeguards will be carried out throughout the construction phase to ensure minimal disturbance to the surrounding area, with barricading installed along the project site's periphery to further reduce any impact. **Annexure 8.**
B) OPERATIONAL PHASE		
1	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.	Noted and will be complied during operational phase. The solid waste generated from the project will be collected and segregated at source into wet and dry waste. Wet waste, will be treated on-site using an OWC, and the resulting manure shall be utilized within the premises for landscaping and gardening purposes. Dry waste, will be segregated and handed over to authorized local bodies or vendors for further recycling or disposal at approved landfill sites, in compliance with Solid Waste Management Rules, 2016.
2	E Waste shall be disposed through Authorized vendor as per E-Waste (Management and Handling) Rule ,2016	E-waste will be collected and segregated by an authorized agency and will be disposed of through a vendor duly authorized as per the E-Waste (Management and Handling) Rules, 2016.
3	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/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. 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.	The condition is noted and will be complied with. STP will be installed with adequate capacity to treat 100% of the wastewater generated on site prior to commencement of operational phase. The treated wastewater will be reused within the project premises for non-potable applications. Any surplus treated water, if generated, will be discharged strictly in compliance with the statutory norms prescribed by the Ministry of Environment, Forest and Climate Change (MoEF&CC). The installation and operational efficiency of the STP will be certified by an independent expert, and the certification will be submitted to the Ministry as required.
4	Project proponents shall ensure completion of STP, MSW disposal facility, Greenbelt development prior to occupation of the building. As agreed during SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for the gardening discharging 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.	The installation and commissioning of the STP, solid waste management facility, and greenbelt development will be completed prior to the occupation of the building, as per the stipulated condition.

5	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Compliance with this condition will be ensured prior to seeking occupancy approval from the Local Planning Authority.
6	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.	The Separate entry and exit points will be provided to avoid traffic congestion near the project site. All parking arrangements will fully accommodated within the project premises, and no public space will be utilized for parking, in adherence to the stipulated condition.
7	PP to provide adequate electric charging points for electrical vehicle (EVs)	The condition has been duly noted and will be complied with.
8	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The Project Proponent has complied with the stipulated condition. Green belt development has been undertaken in the premises using native plant species.
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Condition is noted and will be adhere to.
10	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purpose.	Complied. Project Proponent (PP) has allocated separate funds for environmental protection measures, with item-wise break-up included in the project cost. These funds are earmarked exclusively for implementation of EMP and will not be diverted for any other purpose.
11	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 paricesh.nic.in	The condition has been complied with. Newspaper advertisement Attached as an **Annexure 9.**
12	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.	The condition is noted.
13	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain	The condition is noted and will be complied with. The status of EC compliance and monitored environmental data will be uploaded on the project website and shared with the concerned authorities.

C) GENERAL EC CONIDITONS		
I.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	The condition has been duly noted and will be complied with.
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.	Complied. Consent to Establish obtained from MPCB vide letter no: Format1.0/CC/UAN No.0000265141/CE/2601003108 dated 28/01/2026 as shown in **annexure 10.**
III.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	The condition is noted and complied with.
IV.	The project proponent shall also submit six monthly reports on the compliance of the stipulated EC conditions including results of the monitoring data (Both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective zonal officer of MoEF. The respective Zonal office of CPCB and SPCB.	The condition has been duly noted and will be complied with. The half-yearly compliance reports, including monitoring data, are being submitted to the respective Regional Office of MoEF and the Zonal office of SPCB in accordance with the prescribed guidelines.
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.	Complied. The environmental statement for each financial year ending 31st March in Form-V has been submitted and enclosed herewith the copy as **annexure 11**
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.	The condition has been duly noted and will be strictly complied with.
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.	Clearance from the Forestry and Wildlife authorities, including the Standing Committee of the National Board for Wildlife, is not applicable to this project, as the site does not fall within or near any notified forest area or eco-sensitive zone.

4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in 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. The environmental clearance is accepted without prejudice to any past or ongoing legal proceedings, and the Project Proponent agrees to abide by all decisions under the EP Act or by the Hon'ble Court.
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.	The condition is noted and will be complied with.
6.	In case of Submission of false document and non-compliance of stipulated conditions Authority / Environment Department will revoke or suspend the environmental clearance without any intimation and initiate legal action under Environmental protection Act, 1986.	The condition is acknowledged and agreed to by the project proponent.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006 amended from time to time.	The condition is noted. The project proponent will abide by the validity provisions of the Environmental Clearance as specified under the EIA Notification, 2006 and its amendments from time to time.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 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	The condition is duly noted and will be adhered to. All stipulated environmental requirements will be enforced in accordance with the provisions.
9.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, l" Floor, D-Wing Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	The condition is noted.

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

Point-wise compliance status to various stipulations Standard EC Conditions for Project/Activity 8 (a/b): Building and Construction Projects / Townships and Area Development Projects

Compliance Period: April 2026 – September 2026

INTRODUCTION OF PROJECT	
Details as per EC	
Name of Project	Proposed Residential & Commercial Project at AIKYAM, Sr. No.46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, and Pune – 412101 by M/s Urway Infra LLP.
Name of Proponent	M/s Urway Infra LLP.
Type of Project	8 (a) – B2 category as per EIA Notification 2006
Location of Project Site	AIKYAM, Sr. No.46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, and Pune – 412101 by M/s Urway Infra LLP.
Total Plot Area	12,511.00 Sq. M.
Deduction	688,85 Sq. M.
Net Plot Area	11,822.15 Sq. M.
Total Built up Area	93,682.28 Sq. M.

Sr. No.	**Compliance Point**	**Compliance**
I. Statutory Compliance:		
i.	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	The project proponent shall obtain all necessary clearances and permissions from the concerned authorities, including the Town Planning Authority, prior to the commencement of construction. All construction activities are being carried out in accordance with applicable local building by-laws.
ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Condition is noted and shall be adhere to.
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable. The project does not involve any diversion of forest land for non-forest use; hence, forest clearance under the Forest (Conservation) Act, 1986 is not required.
iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable. The project site does not fall within or near any notified protected area or eco-sensitive zone; hence, clearance from the National Board for Wildlife is not required.

v.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.	Complied. Consent to Establish obtained from MPCB vide letter no: Format1.0/CC/UAN No.0000265141/CE/2601003108 dated 28/01/2026 as shown in **annexure 10.**
vi.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Not Applicable. The project does not involve extraction of ground water or surface water. Hence, no separate permission is required.
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Condition is noted and will be adhere to.
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Complied. All applicable statutory clearances and approvals, including those related to diesel storage, fire safety, and other relevant departments, have been obtained from the respective competent authorities by the project proponent.
ix.	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	The condition is noted and will be complied with. Solid waste, e waste, and plastic waste will be properly segregated and managed in accordance with the respective rules. An Organic Waste Converter (OWC) will be provided for the treatment of wet waste. Dry waste will be collected, segregated, and disposed by SWaCH.
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	The project has been designed and is being developed in accordance with the Energy Conservation Building Code (ECBC) norms prescribed by the Bureau of Energy Efficiency, Ministry of Power. Compliance with ECBC/ECBC-R is being ensured at all relevant stages of design and construction.

II. Air Quality Monitoring and Preservation		
i.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Complied.The Project Proponent has implemented dust mitigation measures as per Notification GSR 94(E). Barricading has been enforced around the construction site to control dust dispersion, as shown in **Annexure 8.** Construction materials transported by vehicles shall also be covered with tarpaulin to prevent dust emission and spillage during transit.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted and shall be complied with.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.	Ambient air quality monitoring was carried out at the project site, and the results confirm compliance with National Ambient Air Quality Standards (NAAQS) as shown in **Annexure 6.**
iv.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low Sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	The DG sets proposed for backup power during the operational phase will be of enclosed type and will fully comply with the provisions of the Environment (Protection) Act, 1986, including applicable air and noise emission standards. Low Sulphur Diesel will be used as fuel, and the location of the DG set will be finalized in consultation with the Maharashtra Pollution Control Board (MPCB) to ensure full compliance with the stipulated condition.
v.	Construction site shall be adequately Barricaded before the construction begins. Dust, smoke & other air pollution Prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	The construction site is barricaded with tin sheet fencing as shown in **annexure 8.** Vehicles transporting sand, cement, murrum, and debris shall be covered with tarpaulin sheets to prevent dust pollution. Vehicles with valid PUC certificates shall be used to transport the construction material.
vi.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Complied. Sand, murrum, loose soil, and cement stored on site are adequately covered with tarpaulin/plastic sheets to prevent dust pollution and ensure compliance with dust mitigation measures.
vii.	Wet jet shall be provided for grinding and stone cutting.	Ready-Mix Concrete (RMC) shall be used for construction, and no stone cutting or grinding activities are being carried out at the project site. Therefore, the provision of wet jet systems is not required.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Unpaved surfaces at the site are regularly sprinkled with water to suppress dust generation. Excavated soil shall be reused for landfilling purposes within the project site, ensuring effective resource utilization and dust control.

xi.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	DG sets used during the construction phase will be installed in accordance with CPCB norms, as enforced by MPCB. Low Sulphur Diesel shall be used as fuel. Additionally, acoustic enclosures will be provided for DG sets during both construction and operational phases to effectively mitigate noise pollution.
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	The project is being designed and developed as per the approved layout, with ventilation provisions in accordance with the National Building Code (NBC) of India to ensure compliance with indoor air quality standards.
III. Water Quality Monitoring and Preservation		
i.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	The condition is duly noted and will be adhered to.
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed. The building has been designed to follow the natural topography of the site as far as possible, with minimal cutting and filling undertaken to preserve the existing landform and reduce environmental disturbance.
iii.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Fresh water consumption will be maintained within the limits specified in the Environmental Clearance.
iv.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Will be complied with as per requirement.
v.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	The condition is acknowledged and will be duly complied with.
vi.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	The project proponent has made provisions in accordance with the approved Environmental Clearance. Grass pavers of suitable specification and strength will be installed to increase the permeable surface area.

vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	The condition is acknowledged and will be duly complied with.
viii.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Water-saving measures will be integrated into the building design. The project proponent will install efficient fixtures, including low-flow flushing systems, faucets, and tap aerators, to ensure effective water conservation throughout the project. These will include aerators, pressure-reducing devices, or sensor-based controls to ensure water conservation.
ix.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	A dual plumbing system will be implemented to ensure the separation of grey and black water prior to the operational phase. This system will facilitate the reuse of treated grey water for non-potable applications, in line with the prescribed environmental norms.
xi.	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	The condition is noted and will be complied with.
xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	The condition is duly noted. The project does not involve extraction of ground water or surface water. Hence, no separate permission is required.
xiii.	All recharge should be limited to shallow aquifer.	The stipulation is recognized and will be complied with.
xiv.	No ground water shall be used during construction phase of the project.	Complied. No groundwater is being used during the construction phase.
xv.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Not Applicable. The project site does not have any source of groundwater; hence, no dewatering or groundwater abstraction is required. As such, formal approval from CGWA is not applicable.
xvi.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Not Applicable. The project site does not have any source of groundwater; hence, no dewatering or groundwater abstraction is required. As such, formal approval from CGWA is not applicable
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Noted and will be complied with.

xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	Complied. No sewage or untreated effluent is being or will be discharged through storm water drains.
xix.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	The condition is noted and will be complied with. A STP with sufficient capacity to treat 100% of the wastewater generated on-site will be installed before the commencement of the operational phase. The installation will be certified by an independent expert, and the certification report will be submitted to the Ministry in accordance with the stipulated requirements. Treated wastewater will be reused within the project for landscaping, flushing, cooling towers, and other non-potable applications. Any surplus treated water will be discharged in compliance with statutory norms notified by the Ministry of Environment, Forest and Climate Change. The adoption of natural treatment systems will also be encouraged wherever feasible.
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed. Periodic monitoring of the treated sewage quality will be carried out to ensure compliance with prescribed standards.
xxi.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Treated sludge from the Sewage Treatment Plant (STP) will be managed in accordance with the CPHEEO Manual on Sewerage and Sewage Treatment Systems, 2013. The sludge will be processed through the on-site Organic Waste Composter (OWC), ensuring safe handling, treatment, and disposal in compliance with applicable guidelines.
IV. Noise Monitoring And Prevention		
i.	Ambient noise levels shall conform to residential area/commercial area/ industrial area /silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	The condition is acknowledged and will be strictly complied with.
ii.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six- monthly compliance report.	Complied with. Noise level monitoring is being carried out as per the prescribed guidelines through a MoEF&CC-approved laboratory. The monitoring reports are included in the six-monthly compliance reports submitted to the Regional Office of the Ministry as attached in **Annexure 7.**
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	The condition is acknowledged and will be complied with. Acoustic enclosures will be provided for DG sets to minimize noise emissions. Additional mitigation measures, such as restricting high-noise activities to daytime hours and providing ear protection for personnel, are being implemented to control noise from ground-level sources.

V. Energy Conservation Measures		
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	The project is being designed in accordance with the Energy Conservation Building Code (ECBC) prescribed by the Bureau of Energy Efficiency. All applicable energy efficiency measures are being incorporated to ensure full compliance with ECBC norms as notified by the State.
ii.	Outdoor and common area lighting shall be LED.	Complied. LED lighting has been provided for all outdoor and common areas to ensure energy efficiency and compliance with the stipulated condition.
iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u- values shall be as per ECBC specifications.	The condition is acknowledged and will be fully complied with.
iv.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	The condition has been acknowledged and will be complied with.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	The condition has been acknowledged and will be complied with.
vi.	Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	The condition will be complied with.

VI. Waste Management		
i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Complied. A certificate from the competent authority responsible for municipal solid waste management has been obtained, confirming the adequacy of existing civic infrastructure to handle the MSW generated from the project.
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The condition shall be complied with. During the construction phase, the quantity of dry and wet waste generated is negligible, and all waste is being handled as per the approved solid waste management plan. Excavated topsoil will be reused within the project site for landscaping purposes, while construction debris and muck are being reused for backfilling, levelling, and plinth filling activities. These measures ensure that no adverse impact is caused to the neighboring communities. All handling and reuse activities are being carried out with

		Appropriate safety precautions and in accordance with the health and environmental standards prescribed by the competent authorities.
iii.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	The condition will be complied with during the operational phase of the project. Separate bins for wet and dry waste will be provided in each unit as well as at the ground level to ensure proper segregation of solid waste into wet and inert components, in accordance with applicable waste management guidelines.
iv.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Agreed. The project proponent will comply with this condition during the operational phase. Provision for an Organic Waste Converter (OWC) has been made within the premises. The OWC will be installed and made functional prior to the possession of flats by residents.
v.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Complied. The project proponent has entered into a formal agreement with an authorized recycler for the safe collection and disposal of all non-biodegradable waste, in accordance with applicable solid waste management rules.
vi.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	The condition is acknowledged. Any hazardous waste generated during the construction phase will be handled and disposed of in accordance with applicable rules and regulations, with necessary approvals from the State Pollution Control Board (SPCB).
vii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Noted and will be complied with.
viii.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 20L.6. Ready mixed concrete must be used in building construction.	Noted and will be complied with.
x.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	The condition is acknowledged and will be adhered to. Used CFLs and TFLs will be properly collected and sent for recycling or disposal through authorized agencies, in accordance with the applicable guidelines and rules, to prevent mercury contamination and ensure safe handling of hazardous waste.
VII. Green Cover		

i.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	No trees have been cut or transplanted during the reporting period, as no exigency necessitating such action arose.
ii.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Noted and will be complied with.
iii.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	The condition regarding compensatory plantation, species-specific replanting, and green belt development has been duly noted and will be implemented in accordance with the project details and local authority guidelines.
iv.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during	Complied with. Topsoil has been stripped and stockpiled appropriately from construction areas and will be reused for plantation in designated landscape areas, in accordance with the stipulated condition.

VIII. Transport		
i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. Traffic calming measures. Proper design of entry and exit points. Parking norms as per local regulation	Noted and will be complied with.
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non- peak hours.	The said condition is noted. All vehicles engaged in transporting construction materials to the project site will be maintained in good working condition, possess valid Pollution Under Control (PUC) certificates, and comply with applicable air and noise emission standards. The vehicles will be operated only during non-peak hours to minimize traffic congestion and environmental impacts.

iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Noted and will be complied with.
IX. Human Health Issues		
i.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	The condition is duly noted. Personal Protective Equipment (PPE), including dust masks, will be provided to all construction workers involved in loading, unloading, transport of construction materials, debris handling, and working in dust-prone areas during the construction phase, in accordance with safety regulations.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	The condition is duly noted. Ventilation provisions will be implemented as per the National Building Code of India to ensure acceptable indoor air quality. Construction will be carried out in accordance with the approved master layout and applicable building standards.
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	The condition is duly noted. An Emergency Preparedness Plan based on Hazard Identification and Risk Assessment (HIRA) and the Disaster Management Plan will be implemented in accordance with applicable safety guidelines.
iv.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	There is no provision of housing made for the construction labour as they are being hired from local areas. Temporary structures have been used and will be dismantled post project completion.
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted and will be Complied with.
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted and will be Complied with. The Provision of a First Aid Room will be provided during both the construction and operational phases.

X. Corporate Environment Responsibility		
i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	The condition is acknowledged and will be complied with.
ii.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements /deviation / violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Noted. The company will ensure adoption of a Board-approved environmental policy incorporating standard operating procedures, compliance monitoring mechanisms, and a defined system for reporting any environmental infringements.
iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Noted and shall be complied with.
iv.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	The condition is acknowledged and will be implemented as required.

XI. Miscellaneous		
i.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Complied. The project proponent has published advertisements in two local newspapers—one in Marathi and one in English. Copy of the newspaper advertisement is attached as **Annexure 9.**
ii.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Duly noted for compliance.
iii.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half- yearly basis.	The condition is acknowledged. The status of compliance along with monitoring data will be uploaded on the project website and updated on a half-yearly basis as required.

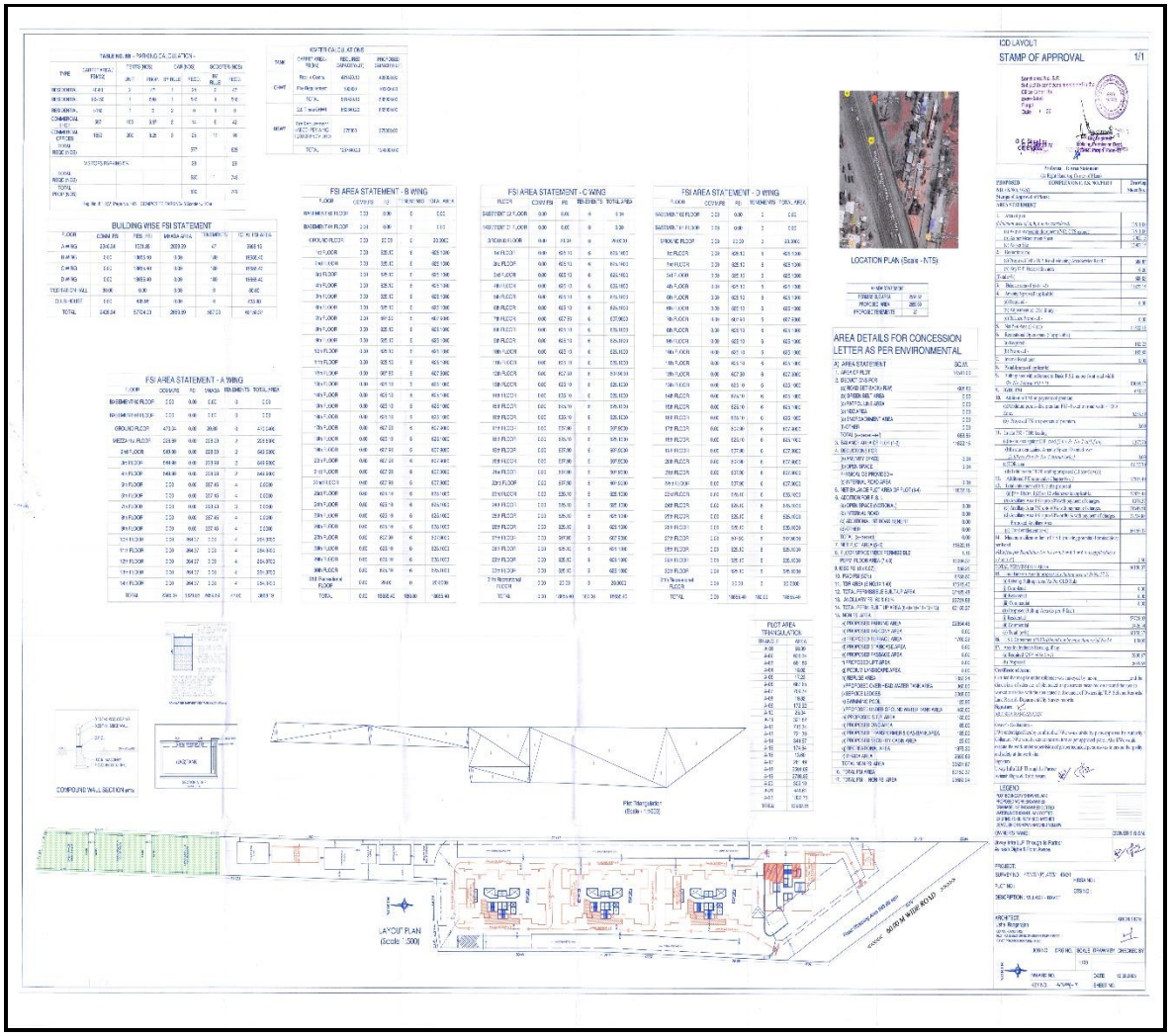
iv.	The project proponent shall submit six- monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	The condition is acknowledged. Six-monthly compliance reports will be submitted on the Ministry of Environment, Forest and Climate Change's Environmental Clearance portal, as required.
v.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Noted and shall be complied.
vi.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project	Noted
vii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	The condition is acknowledged. The project proponent will strictly adhere to all stipulations laid down by the State Pollution Control Board and the State Government.
viii.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Agreed. The project proponent has abided by all commitments and recommendations made in the EIA/EMP report, as well as those presented during the the presentation to the Expert Appraisal Committee.
ix.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	The condition is acknowledged. No expansion or modification of the project will be undertaken without obtaining prior approval from the Ministry of Environment, Forest and Climate Change (MoEF&CC).
x.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	The condition is acknowledged. The project proponent is committed to ensuring that all data submitted is accurate and factual. Any concealment or misrepresentation will be strictly avoided, in adherence to the provisions of the Environment (Protection) Act, 1986.
xi.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	The condition is acknowledged. The project proponent is committed to ensuring full and timely compliance with all stipulated conditions to avoid any risk of suspension or revocation of the Environmental Clearance by the Ministry.
xii.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	The condition is acknowledged. The project proponent agrees to implement any additional conditions stipulated by the Ministry in a time-bound manner, as and when required.
xiii.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	The condition is acknowledged. The project proponent will extend full cooperation to the Regional Office of the Ministry by providing all required data, information, and monitoring reports to facilitate effective compliance monitoring.

xiv.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	The condition is acknowledged. All stipulated conditions shall be enforced in accordance with the relevant provisions of applicable environmental laws and regulations, including the Water Act, Air Act, Environment (Protection) Act, Hazardous Waste Rules, Public Liability Insurance Act, and any directions issued by the Hon'ble Courts of Law.
xv.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	The condition is acknowledged. The project proponent is aware that any appeal against this Environmental Clearance, if preferred, shall lie with the National Green Tribunal within the prescribed period of 30 days, as per Section 16 of the National Green Tribunal Act, 2010.

List of Annexures

Annexure No.	Details
1.	IOD Layout
2.	Water NOC
3.	Drainage NOC
4.	Water Monitoring Report
5.	Soil Monitoring Report
6.	Air Monitoring Report
7.	Noise Monitoring report
8.	Photographs of site barricading at the project site
9.	Newspaper Advertisement
10.	Copy of Consent to Establish
11.	Copy of Environment Statement Report
12.	Copy of Bank Guarantee

IOD Layout


IOD LAYOUT
STAMP OF APPROVAL
1/1
LOCATION PLAN (Scale - NTS)
AREA DETAILS FOR CONCESSION LETTER AS PER ENVIRONMENTAL
FSI AREA STATEMENT - A WING
FSI AREA STATEMENT - B WING
FSI AREA STATEMENT - C WING
FSI AREA STATEMENT - D WING
BUILDING WISE FSI STATEMENT
PLOT AREA TRIANGULATION
LAYOUT PLAN (Scale - 1:500)
COMPOUND WALL SECTION
LEGEND

पिंपरी चिंचवड महानगरपालिका
पर्यावरण अभियांत्रिकी विभाग
जा. क्र. पर्या/STP01/कावि/३२५/२०२५
दिनांक - २५/०३/२०२५

प्रति,
मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे
द्वारा ला. आ. श्रीम. उषा रंगराजन, पुणे- ०१

विषय – मैलाशुद्धीकरण प्रकल्प बंधनकारक असलेल्या बांधकामाकरीता मैलापाणी शुद्धीकरण केंद्राकरीता परवानगी 'नाहरकत दाखला' (Permission NOC) देणेबाबत....

संदर्भ – १) मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे द्वारा ला. आ. श्रीम. उषा रंगराजन, पुणे- ०१ यांचा दि. २८/०२/२०२५ रोजीचा अर्ज
२) मा. मुख्य अभियंता यांचेकडील दि. १२/०३/२०२५ रोजीचा मंजूर प्रस्ताव

प्रकल्पाचे नाव	मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे		
प्रकल्पाचा पत्ता	मौजे- रावेत, स. नं.- ४७/१/२/१(पै), ४७/३/१, ४६/२/१		
ला. आर्किटेक्ट	श्रीम. उषा रंगराजन, पुणे- ०१		
मिळकतीचे क्षेत्रफळ (चौ.मी)	१२५००.००	एकुण बांधकाम क्षेत्र (चौ.मी)	६२०३९.३९
निवासी बांधकाम क्षेत्र (चौ.मी.)	५९४६२.२८	वाणिज्य बांधकाम क्षेत्र(चौ.मी.)	२५७७.११
एकुण निवासी सदनिका	५९४	एकुण इमारतींची संख्या	४
-इमारत निहाय सदनिकांची संख्या व वाणिज्य बांधकाम क्षेत्र -			
विंग A- ५४, विंग B- १८०, विंग C- १८०, विंग D- १८०, एकूण ५९४ निवासी सदनिका, वाणिज्य वापर – २५७७.११ चौ.मी.			
आवश्यक पाणीपुरवठा (KLD)	४२४.९४	तयार होणारे मैलापाणी (KLD)	३८२.४५
प्रस्तावित STP ची क्षमता (KLD)	४१०.००	तंत्रज्ञान	MBBR

बांधकाम परवानगी करीता सादर केलेल्या मैलाशुद्धीकरण केंद्राचे नकाशे, Design व तांत्रिक बाबी तपासुन खालील अटींवर परवानगी 'नाहरकत दाखला' (Permission NOC) देणेत येत आहे.

अटी.

१. **निवासी+ वाणिज्य** वापराकरीता ४१०.०० के.एल.डी. प्रतिदिन क्षमतेचा सांडपाणी प्रक्रिया प्रकल्प (Sewage Treatment Plant) बांधणे व कार्यान्वित करणे आवश्यक असुन यामधुन निघणा-या गाळाची विल्हेवाट Central Public Health and Environmental Engineering Organization (CPHEEO) च्या नियमावलीनु सार करणे विकसक / सोसायटी यांचेवर बंधनकारक राहील.

२. सदर प्रकल्प कार्यान्वित ठेवणे, त्याची देखभाल दुरुस्ती करणे व त्यापोटी येणारा खर्च याची जबाबदारी विकसनकर्ता **मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे** यांची असुन शासनाकडील एन्वहायरोमेंट क्लिअरन्स सर्टिफिकेट मधिल सर्व अटी व शर्ती विकसकार बंधनकारक राहतील.

३. मैलाशुद्धीकरण केंद्रामध्ये प्रक्रिया केलेल्या पाण्याची गुणवत्ता MPCB च्या मानांकनाच्या मर्यादेत ठेवण्याची जबाबदारी आपली राहील. याकरीता STP चे Outlet ला Online Monitoring System बसविणेत यावी. तसेच मनपामार्फत तयार करणेत आलेल्या संगणक प्रणालीवरील डॅशबोर्डवर याबाबतची दैनंदिन माहीती भरणेत यावी.

४. प्रकल्पाच्या/इमारतीच्या अंतर्गत जलनिःसारण व्यवस्थेची संपुर्ण जबाबदारी आपली राहील तसेच प्रक्रिया केलेल्या पाण्याचा किमान ३० % पुनर्वापर करणे बंधनकारक राहील.

५. प्रक्रिया केलेल्या पाण्याचा वापर बागकाम, गाड्याधुणे, टॉयलेट फ्लशिंग, शेतीकाम, रस्ते सफाई तसेच इतर पिण्याव्यतिरिक्तच्या कामाकरीता करणेत यावा.

६. मैलाशुद्धीकरण केंद्र चालविणे व त्याचे देखभाल दुरुस्ती करणेसाठी प्रशिक्षित कर्मचारी नेमणे इत्यादी बाबी विकसक / सोसायटीवर बंधनकारक राहतील.

७. सदर बांधकामास शासनाचे पर्यावरण नाहरकत घेणे तसेच महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या (MPCB) नियमांनुसार STP बाबतचे Consent to Establish व Consent to Operate प्राप्त करुन घेण्याची जबाबदारी विकसकाची राहिल.

८. नियोजित STP च्या सुरक्षिततेच्या दृष्टीकोनातून STP चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवणेसाठी आवश्यक भिंत / गेट इ. चे बांधकाम करणे विकसक यांचेवर बंधनकारक राहील.

९. मैलाशुद्धीकरण प्रकल्पाबाबतची माहीती गाळेधारकास गाळा घेतानाच देणे विकसन कर्त्यावर बंधनकारक असल्याने यासाठीची आवश्यक ती पुर्तता करणे व मैलाशुद्धीकरण केंद्र सोसायटीस हस्तांतरण झाले नंतर सोसायटीवर सर्व नियम व अटी बंधनकारक असल्याने यासाठीची आवश्यक ती पुर्तता करुन मैलाशुद्धीकरण केंद्र हस्तांतरण करणे इ. बाबी विकसकावर बंधनकारक राहतील.

१०. दुरुस्तीचे कारणास्तव एस.टी.पी. बंद ठेऊन मैलापाणी मनपाचे ड्रेनेज लाईनमध्ये पुर्व परवानगीने सोडावयाचे झाल्यास प्लोमिटर नुसार दर्शविण्यात येणा-या मिटर रिडिंग नुसार होणारा आकार अथवा टेनामेंट बेसिसवरील पाणी वापराप्रमाणे तयार होणा-या मैलापाण्यानुसार होणारा आकार/दंड मनपाकडे जमा करणे विकसक/ सोसायटी यांचेवर बंधनकारक राहील.

११. प्रस्तुत प्रकरणी मान्य नकाशामध्ये STP ची जागा दर्शविलेली आहे. सदर जागेबाबत भविष्यात काही वाद निर्माण झाल्यास त्याबाबतची संपुर्ण जबाबदारी विकसक यांची राहील.

१२. STP च्या आवारामध्ये सुरक्षिततेच्या नियमांचे काटेकोरपणे पालन करणेत यावे. याबाबतची सर्वस्वी जबाबदारी विकसक/सोसायटी यांची राहील.

१३. केंद्र शासन, राज्य शासन अथवा MPCB मार्फत वेळोवेळी प्राप्त होण्या-या मार्गदर्शक सुचनांनुसार STP मध्ये आवश्यक ते बदल करण्याची जाबाबदारी विकसक / सोसायटी यांची राहील.

१४. अर्जदार यांनी अर्जासोबत सादर केलेली माहीती अथवा कागदपत्रे चुकीची / दिशाभुल करणारी आढळल्यास प्रस्तुतचा नाहरकत दाखला रद्द करणेत येईल.

१५. सदर प्रकल्पास मैलाशुद्धीकरण प्रकल्प (STP) बांधणे, कार्यान्वित ठेवणे तसेच प्रक्रिया केलेल्या पाण्याचा पुनर्वापर करणे बंधनकारक आहे.

१६. विषयांकित मैलाशुद्धीकरण केंद्रामध्ये आवश्यकतेनुसार पुरेसे व्हेंट पाईप, क्रॉस व्हेंटीलेशन व आऊटलेटसाठी फ्लो मिटर, इलेक्ट्रीफिकेशन, रिसायकलिंग सिस्टिमसाठी लागणारे पंप्स व टाकी तसेच सरक्षिततेसाठी शेड व ध्वनीप्रदुषण रोखण्यासाठी ब्लोअरकरीता कॅनोपी इत्यादीची व्यवस्था करणे विकसक यांचेवर बंधनकारक राहील.

१७. पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास महाराष्ट्र प्रदुषण नियंत्रण मंडळ व पिंपरी चिंचवड महानगरपालिकेमार्फत पर्यावरण (संवर्धन) कायदा १९८६ नुसार कायदेशिर कारवाई केली जाईल.

१८. सदर प्रकल्पाकरीता Rain Water Harvesting करणे बंधनकारक आहे. तथापि, भूजल कार्यकारीसा करावयाच्या झाल्यास त्याबाबत सक्षम प्राधीकरणाची परवानगी घ्यावी लागेल.

१९. घनकचरा व्यवस्थापन नियम २०१६, इ-वेस्ट व्यवस्थापन नियम २०१६ तसेच प्लॅस्टिक व्यवस्थापन नियम २०१६ च्या तरतुदींचे पालन करणे बंधनकारक असुन त्यानुसार प्रकल्पाच्या/सोसायटीच्या आवारात तयार होणाऱ्या ओल्या व सुक्या कचऱ्याची स्वखर्चाने शास्त्रोक्त पद्धतीने विल्हेवाट लावणे बंधनकारक राहील.

बांधकाम राडारोडा याची विल्हेवाट लावण्यासाठी Construction and Demolition Waste Rule 2016 मधिल तरतुदींचे पालन करणे विकसकावर बंधनकारक असुन निर्माण होणा-या राडारोडा मटेरियलचा जास्तीत जास्त पुनर्वापर करावा.

२१. प्रकल्प कार्यान्वित करुन ड्राय टेस्ट, वेट टेस्ट घेऊन त्याचे रिझल्ट्स सादर करणे, प्रोसेस स्टॅबिलाईझ करुन इनलेट व आऊटलेट पॅरामिटर तपासणे, एस.टी.पी. चालू झाल्यानंतर प्रक्रिया केलेल्या पाण्याची MPCB यांचे कडून अथवा MPCB प्रमाणित MoEF/NABL मान्यता प्राप्त प्रयोगशाळेतुन दर महिन्यांनी / आवश्यकतेनुसार वेळोवेळी तपासणी करुन घेऊन सदरचे टेस्ट रिपोर्ट मनपाच्या पर्यावरण विभागाकडे सादर करावे.

२२. शासकीय त्रयस्थ संस्थेमार्फत पर्याप्तता तपासणी अहवाल (Adequacy Report) घेऊन तसेच पर्याप्तता अहवालातील त्रुटींचीं (असल्यास) पुर्तता केल्यानंतरच मैलाशुद्धीकरण केंद्राचे सदनिकाधारकांच्या सोसायटीस हस्तांतरण करावे.

उपरोक्त अटींस अधिन राहुन संदर्भिय बांधकाम प्रकल्पाच्या एकुण बांधकाम क्षेत्र ६२०३९.३९ **चौ.मी.** पैकी **निवासी बांधकाम क्षेत्र – ५९४६२.२८ चौ.मी., वाणिज्य बांधकाम क्षेत्र- २५७७.११ चौ.मी., एकुण सदनिका (निवासी)** -५९४ करीता मैलाशुद्धीकरण केंद्राचे नकाशे, Design व तांत्रिक बाबी तपासणेत आल्या असून ४१०.०० KLD क्षमतेच्या मैलाशुद्धीकरण केंद्राकरीता परवानगी 'ताहरकत दाखला' (Permission NOC) देणेत येत आहे.

मुख्य अभियंता (१)
पर्यावरण अभियांत्रिकी विभाग
पिंपरी चिंचवड महानगरपालिका

प्रत – कार्यकारी अभियंता, बांधकाम परवानगी विभाग

पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)
पाणीपुरवठा विभाग.३३-पुणे ,चिंचवड ,एल्प्रो कंपनी आवार ,लिंक रोड ,क्षेत्रिय कार्यालय-ब ,
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दुरध्वनी क्रमांक – ०२०२७३५०१५३-

जावक क्र. - बक्षेका/पापु/टि.क्र. १० / ९५ /२०२५ दिनाक – २५ /०२ /२०२५

प्रति,

Applicant Name

M/s Urway Infra LLP Through Its Partner Avinash Dighe & Rohit Aware

Architect/License Engineer/Structral Engineer name

आर्कि उषा रंगराजन,प्लॉट नं.३२,

से. नं. २९,इस्कॉन मंदिर रोड,

रावेत, प्राधिकरण, पुणे-४११००१

विषयः आपले नियोजित बांधकामासाठी पाणीपुरवठा विभागाकडील ना हरकत प्रमाणपत्रबाबत

(टोकन क्र. 103324250020062, दि. 28/01/2025)

संदर्भ – बांधकाम परवानगी व अनाधिकृत बांधकाम नियंत्रण विभागाकडील परिपत्रक क्र. बीपी/०५/कावि/८८/२०२३, दि. १९/०७/२०२३

उपरोक्त संदर्भ व पत्रानुसार नियोजित बांधकामाचे नकाशे दाखल केल्यावरुन आपणास कळविण्यात येते की ,आदेश जा. क्र. बीपी/०५/कावि/१८६/२०२१, दि.२४/०५/२०२१ अन्वये मौजे रावेत येथील सं.नं.- ४७/१/२/१ (पै), ४७/३/१, ४६/२/१ मधील नकाशात खालील अटीस अधिन राहून सोबतचा नकाशा,दाखविलेप्रमाणे नियोजित बांधकामासाठी पाणीपुरवठा ना हरकत प्रमाणपत्र मिळणेसाठी बांधकाम विभागाकडे दाखल करण्याची या विभागाची हरकत नाही.

१. जमिनीखालील पाण्याची टाकी किमान ५५९५०० लि. क्षमतेची घ्यावी.
२. इमारतीवरील पाण्याची टाकी किमान २७९७५० लि. क्षमतेची घ्यावी.
३. उपरोक्त संदर्भानुसार जमिनीखालील टाकी प्रतिदिन आवश्यक क्षमतेचे दुप्पट व इमारतीवरील टाकी प्रतिदिन आवश्यक क्षमते इतकी बांधणेत यावी.
४. जमिनीखालील पाण्याची टाकी आर.सी.सी. (M-20 Grade) मध्ये करावी.
५. जमिनीखालील पाण्याची टाकीवर स्टॅण्ड बायसह योग्य त्या क्षमतेचा विद्युत पंप घ्यावा.
६. जमिनीखालील पाण्याची टाकी जमिनीच्या पातळीपेक्षा जास्तीत जास्त ०.३० ते ०.५० मी. ने उंच असावी.
७. जमिनीखालील व इमारतीवरील टाक्यावर सुरक्षिततेच्या दृष्टीने झाकणे बसवावित.
८. उपरोक्त जमिनीखालील व इमारतीवरील पाण्याच्या टाक्यांची क्षमता ही अग्निशमनासाठी गरज असलेल्या पाण्याच्या आवश्यकतेखेरीज आहे.
९. उपरोक्त ठिकाणी रेन वॉटर हार्वेस्टींगची व्यवस्था मनपा ची मनपा नियमाप्रमाणे करण्यात यावी.
१०. सदर नियोजित गृहसंकुलांचे ठिकाणी मनपाची पाणीपुरवठा योजना (नवीन पाण्याच्या उंच टाक्या वितरण व्यवस्था) पूर्ण क्षमतेने विकसीत होईपर्यंत होणा-या नवीन गृहसंकुलांना संबंधीत विकसान स्वतंत्ररित्या पाणीपुरवठा सुविधा उपलब्ध करावी.
११. मनपाकडून इमारत बांधकामासाठी पाणीपुरवठा होऊ शकणार नाही.

पान क्र .१

टोकननं. 103324250020062 दि. 28/01/2025

१२. म.न.पा.ची मुख्यपाईपलाईन पर्यंत विकसकाने डिजाइन प्रमाणे पाईपलाईन टाकावी.

१३. PCMC मार्फत नवीन पाणीपुरवठा प्रकल्प विकसित होईपर्यंत विकसकास सदनिका/वाणिज्य धारकांना पझेशन नंतर हमीपत्रामध्ये नमूद केल्याप्रमाणे स्वखर्चाने पाणीपुरवठा करणेच्या अटीवर सदरचा दाखला देणेत येत आहे

१४ .उपरोक्त ठिकाणी रेन वॉटर हार्वेस्टींगची व्यवस्था मनपा ची मनपा नियमाप्रमाणे करण्यात यावी. दर्शविलेल्या डिजाइन प्रमाणे बोरवेल मार्फत रेन वॉटर हार्वेस्टींग करणे अनिवार्य आहे. पिण्याचे पाणी ,वापर करण्यासाठीचे पाणी व RECIRCULATION साठी लागणाऱ्या पाणी साठविणे करिता स्वतंत्र पाण्याची टाकी व पाईपलाईन करणेच्या अटीवर सदरचा दाखला देणेत येत आहे .

१५.पूर्णत्वाचा ना हरकत दाखला घेणे अगोदर CGWA विभागाकडील ना हरकत दाखला व MEP अभियंता यांचे टेस्टिंग व पूर्णत्वाचा दाखला सादर करणेच्या अटीवर सदर दाखला देणेत येत आहे .

१६. पूर्णत्वाचा ना हरकत दाखला घेणे अगोदर नळांना AERATORS बसविणे व STP च्या TREATED पाण्यासाठी व बोअरवेलचे पाण्यासाठी वॉटर मीटर बसविणे अटीवर सदर दाखला देणेत येत आहे.

१७. सदरचा दाखला विंग ए (म्हाडा), बी,सी आणि डी एकुण – ५९४ सदनिका व विंग ए एकुण बिगर निवासी २५७७.११ चौ.मी. करिता देणेत आला आहे .

१८ .महापालिकेकडील टप्पा क्र.५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पुर्ण होईपर्यंत मनपास पूर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही M/s Urway Infra LLP Through Its Partner Avinash Dighe & Rohit Aware यांनी दिलेले दि. ३०/०१/२०२५ रोजी नमूद केल्याप्रमाणे सदनिका धारकांना मनपाकडील टप्पा क्र. ५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पूर्ण होईपर्यंत आपणातर्फे स्वखर्चाने पाणीपुरवठा करण्याच्या अटी व शर्तीस अनुसरुन सदरचे ना हरकत प्रमाणपत्र देण्यात येत आहे

तथापि वर नमुद केलेल्या अटीचे पालन न केल्यास बांधकाम पूर्णत्वाचा दाखला मिळण्याकरिता आवश्यक असलेला विभागाकडील ना हरकत दाखला मिळणार नाही याची नोंद घ्यावी.

कार्यकारी अभियंता,
पाणीपुरवठा विभाग,ग्रॅव्हिटी
पिंपरी चिंचवड महानगरपालिका,
पिंपरी.१८-

प्रतः
कार्यकारी. अभियंता बांधकाम परवानगी विभाग ,
- यांचे माहितीसाठी व पुढील कार्यवाहीसाठी.

पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)
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जावक क्र. - बक्षेका/पापु/टि.क्र. १० / ९५ /२०२५ दिनाक – २५ /०२ /२०२५

प्रति,

Applicant Name

M/s Urway Infra LLP Through Its Partner Avinash Dighe & Rohit Aware

Architect/License Engineer/Structral Engineer name

आर्कि उषा रंगराजन,प्लॉट नं.३२,

से. नं. २९,इस्कॉन मंदिर रोड,

रावेत, प्राधिकरण, पुणे-४११००१

विषयः आपले नियोजित बांधकामासाठी पाणीपुरवठा विभागाकडील ना हरकत प्रमाणपत्रबाबत

(टोकन क्र. 103324250020062, दि. 28/01/2025)

संदर्भ – बांधकाम परवानगी व अनाधिकृत बांधकाम नियंत्रण विभागाकडील परिपत्रक क्र. बीपी/०५/कावि/८८/२०२३, दि. १९/०७/२०२३

उपरोक्त संदर्भ व पत्रानुसार नियोजित बांधकामाचे नकाशे दाखल केल्यावरुन आपणास कळविण्यात येते की ,आदेश जा. क्र. बीपी/०५/कावि/१८६/२०२१, दि.२४/०५/२०२१ अन्वये मौजे रावेत येथील सं.नं.- ४७/१/२/१ (पै), ४७/३/१, ४६/२/१ मधील नकाशात खालील अटीस अधिन राहून सोबतचा नकाशा,दाखविलेप्रमाणे नियोजित बांधकामासाठी पाणीपुरवठा ना हरकत प्रमाणपत्र मिळणेसाठी बांधकाम विभागाकडे दाखल करण्याची या विभागाची हरकत नाही.

१. जमिनीखालील पाण्याची टाकी किमान ५५९५०० लि. क्षमतेची घ्यावी.
२. इमारतीवरील पाण्याची टाकी किमान २७९७५० लि. क्षमतेची घ्यावी.
३. उपरोक्त संदर्भानुसार जमिनीखालील टाकी प्रतिदिन आवश्यक क्षमतेचे दुप्पट व इमारतीवरील टाकी प्रतिदिन आवश्यक क्षमते इतकी बांधणेत यावी.
४. जमिनीखालील पाण्याची टाकी आर.सी.सी. (M-20 Grade) मध्ये करावी.
५. जमिनीखालील पाण्याची टाकीवर स्टॅण्ड बायसह योग्य त्या क्षमतेचा विद्युत पंप घ्यावा.
६. जमिनीखालील पाण्याची टाकी जमिनीच्या पातळीपेक्षा जास्तीत जास्त ०.३० ते ०.५० मी. ने उंच असावी.
७. जमिनीखालील व इमारतीवरील टाक्यावर सुरक्षिततेच्या दृष्टीने झाकणे बसवावित.
८. उपरोक्त जमिनीखालील व इमारतीवरील पाण्याच्या टाक्यांची क्षमता ही अग्निशमनासाठी गरज असलेल्या पाण्याच्या आवश्यकतेखेरीज आहे.
९. उपरोक्त ठिकाणी रेन वॉटर हार्वेस्टींगची व्यवस्था मनपा ची मनपा नियमाप्रमाणे करण्यात यावी.
१०. सदर नियोजित गृहसंकुलांचे ठिकाणी मनपाची पाणीपुरवठा योजना (नवीन पाण्याच्या उंच टाक्या वितरण व्यवस्था) पूर्ण क्षमतेने विकसीत होईपर्यंत होणा-या नवीन गृहसंकुलांना संबंधीत विकसान स्वतंत्ररित्या पाणीपुरवठा सुविधा उपलब्ध करावी.
११. मनपाकडून इमारत बांधकामासाठी पाणीपुरवठा होऊ शकणार नाही.

पान क्र .१

टोकननं. 103324250020062 दि. 28/01/2025

१२. म.न.पा.ची मुख्यपाईपलाईन पर्यंत विकसकाने डिजाइन प्रमाणे पाईपलाईन टाकावी.

१३. PCMC मार्फत नवीन पाणीपुरवठा प्रकल्प विकसित होईपर्यंत विकसकास सदनिका/वाणिज्य धारकांना पझेशन नंतर हमीपत्रामध्ये नमूद केल्याप्रमाणे स्वखर्चाने पाणीपुरवठा करणेच्या अटीवर सदरचा दाखला देणेत येत आहे

१४ .उपरोक्त ठिकाणी रेन वॉटर हार्वेस्टींगची व्यवस्था मनपा ची मनपा नियमाप्रमाणे करण्यात यावी. दर्शविलेल्या डिजाइन प्रमाणे बोरवेल मार्फत रेन वॉटर हार्वेस्टींग करणे अनिवार्य आहे. पिण्याचे पाणी ,वापर करण्यासाठीचे पाणी व RECIRCULATION साठी लागणाऱ्या पाणी साठविणे करिता स्वतंत्र पाण्याची टाकी व पाईपलाईन करणेच्या अटीवर सदरचा दाखला देणेत येत आहे .

१५.पूर्णत्वाचा ना हरकत दाखला घेणे अगोदर CGWA विभागाकडील ना हरकत दाखला व MEP अभियंता यांचे टेस्टिंग व पूर्णत्वाचा दाखला सादर करणेच्या अटीवर सदर दाखला देणेत येत आहे .

१६. पूर्णत्वाचा ना हरकत दाखला घेणे अगोदर नळांना AERATORS बसविणे व STP च्या TREATED पाण्यासाठी व बोअरवेलचे पाण्यासाठी वॉटर मीटर बसविणे अटीवर सदर दाखला देणेत येत आहे.

१७. सदरचा दाखला विंग ए (म्हाडा), बी,सी आणि डी एकुण – ५९४ सदनिका व विंग ए एकुण बिगर निवासी २५७७.११ चौ.मी. करिता देणेत आला आहे .

१८ .महापालिकेकडील टप्पा क्र.५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पुर्ण होईपर्यंत मनपास पूर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही M/s Urway Infra LLP Through Its Partner Avinash Dighe & Rohit Aware यांनी दिलेले दि. ३०/०१/२०२५ रोजी नमूद केल्याप्रमाणे सदनिका धारकांना मनपाकडील टप्पा क्र. ५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पूर्ण होईपर्यंत आपणातर्फे स्वखर्चाने पाणीपुरवठा करण्याच्या अटी व शर्तीस अनुसरुन सदरचे ना हरकत प्रमाणपत्र देण्यात येत आहे

तथापि वर नमुद केलेल्या अटीचे पालन न केल्यास बांधकाम पूर्णत्वाचा दाखला मिळण्याकरिता आवश्यक असलेला विभागाकडील ना हरकत दाखला मिळणार नाही याची नोंद घ्यावी.

कार्यकारी अभियंता,
पाणीपुरवठा विभाग,ग्रॅव्हिटी
पिंपरी चिंचवड महानगरपालिका,
पिंपरी.१८-

प्रतः
कार्यकारी. अभियंता बांधकाम परवानगी विभाग ,
- यांचे माहितीसाठी व पुढील कार्यवाहीसाठी.

पिंपरी चिंचवड महानगरपालिका
पर्यावरण अभियांत्रिकी विभाग
जा. क्र. पर्या/STP01/कावि/३२५/२०२५
दिनांक - २५/०३/२०२५

प्रति,
मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे
द्वारा ला. आ. श्रीम. उषा रंगराजन, पुणे- ०१

विषय – मैलाशुद्धीकरण प्रकल्प बंधनकारक असलेल्या बांधकामाकरीता मैलापाणी शुद्धीकरण केंद्राकरीता परवानगी 'नाहरकत दाखला' (Permission NOC) देणेबाबत....

संदर्भ – १) मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे द्वारा ला. आ. श्रीम. उषा रंगराजन, पुणे- ०१ यांचा दि. २८/०२/२०२५ रोजीचा अर्ज
२) मा. मुख्य अभियंता यांचेकडील दि. १२/०३/२०२५ रोजीचा मंजूर प्रस्ताव

प्रकल्पाचे नाव	मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे		
प्रकल्पाचा पत्ता	मौजे- रावेत, स. नं.- ४७/१/२/१(पै), ४७/३/१, ४६/२/१		
ला. आर्किटेक्ट	श्रीम. उषा रंगराजन, पुणे- ०१		
मिळकतीचे क्षेत्रफळ (चौ.मी)	१२५००.००	एकुण बांधकाम क्षेत्र (चौ.मी)	६२०३९.३९
निवासी बांधकाम क्षेत्र (चौ.मी.)	५९४६२.२८	वाणिज्य बांधकाम क्षेत्र(चौ.मी.)	२५७७.११
एकुण निवासी सदनिका	५९४	एकुण इमारतींची संख्या	४
-इमारत निहाय सदनिकांची संख्या व वाणिज्य बांधकाम क्षेत्र -			
विंग A- ५४, विंग B- १८०, विंग C- १८०, विंग D- १८०, एकूण ५९४ निवासी सदनिका, वाणिज्य वापर – २५७७.११ चौ.मी.			
आवश्यक पाणीपुरवठा (KLD)	४२४.९४	तयार होणारे मैलापाणी (KLD)	३८२.४५
प्रस्तावित STP ची क्षमता (KLD)	४१०.००	तंत्रज्ञान	MBBR

बांधकाम परवानगी करीता सादर केलेल्या मैलाशुद्धीकरण केंद्राचे नकाशे, Design व तांत्रिक बाबी तपासुन खालील अटींवर परवानगी 'नाहरकत दाखला' (Permission NOC) देणेत येत आहे.

अटी.

१. **निवासी+ वाणिज्य** वापराकरीता ४१०.०० के.एल.डी. प्रतिदिन क्षमतेचा सांडपाणी प्रक्रिया प्रकल्प (Sewage Treatment Plant) बांधणे व कार्यान्वित करणे आवश्यक असुन यामधुन निघणा-या गाळाची विल्हेवाट Central Public Health and Environmental Engineering Organization (CPHEEO) च्या नियमावलीनु सार करणे विकसक / सोसायटी यांचेवर बंधनकारक राहील.

२. सदर प्रकल्प कार्यान्वित ठेवणे, त्याची देखभाल दुरुस्ती करणे व त्यापोटी येणारा खर्च याची जबाबदारी विकसनकर्ता **मे. युआरवे इन्फ्रा एल. एल. पी. तर्फे भागीदार श्री. अविनाश दिघे व श्री. रोहित आवारे** यांची असुन शासनाकडील एन्वहायरोमेंट क्लिअरन्स सर्टिफिकेट मधिल सर्व अटी व शर्ती विकसकार बंधनकारक राहतील.

३. मैलाशुद्धीकरण केंद्रामध्ये प्रक्रिया केलेल्या पाण्याची गुणवत्ता MPCB च्या मानांकनाच्या मर्यादेत ठेवण्याची जबाबदारी आपली राहील. याकरीता STP चे Outlet ला Online Monitoring System बसविणेत यावी. तसेच मनपामार्फत तयार करणेत आलेल्या संगणक प्रणालीवरील डॅशबोर्डवर याबाबतची दैनंदिन माहीती भरणेत यावी.

४. प्रकल्पाच्या/इमारतीच्या अंतर्गत जलनिःसारण व्यवस्थेची संपुर्ण जबाबदारी आपली राहील तसेच प्रक्रिया केलेल्या पाण्याचा किमान ३० % पुनर्वापर करणे बंधनकारक राहील.

५. प्रक्रिया केलेल्या पाण्याचा वापर बागकाम, गाड्याधुणे, टॉयलेट फ्लशिंग, शेतीकाम, रस्ते सफाई तसेच इतर पिण्याव्यतिरिक्तच्या कामाकरीता करणेत यावा.

६. मैलाशुद्धीकरण केंद्र चालविणे व त्याचे देखभाल दुरुस्ती करणेसाठी प्रशिक्षित कर्मचारी नेमणे इत्यादी बाबी विकसक / सोसायटीवर बंधनकारक राहतील.

७. सदर बांधकामास शासनाचे पर्यावरण नाहरकत घेणे तसेच महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या (MPCB) नियमांनुसार STP बाबतचे Consent to Establish व Consent to Operate प्राप्त करुन घेण्याची जबाबदारी विकसकाची राहिल.

८. नियोजित STP च्या सुरक्षिततेच्या दृष्टीकोनातून STP चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवणेसाठी आवश्यक भिंत / गेट इ. चे बांधकाम करणे विकसक यांचेवर बंधनकारक राहील.

९. मैलाशुद्धीकरण प्रकल्पाबाबतची माहीती गाळेधारकास गाळा घेतानाच देणे विकसन कर्त्यावर बंधनकारक असल्याने यासाठीची आवश्यक ती पुर्तता करणे व मैलाशुद्धीकरण केंद्र सोसायटीस हस्तांतरण झाले नंतर सोसायटीवर सर्व नियम व अटी बंधनकारक असल्याने यासाठीची आवश्यक ती पुर्तता करुन मैलाशुद्धीकरण केंद्र हस्तांतरण करणे इ. बाबी विकसकावर बंधनकारक राहतील.

१०. दुरुस्तीचे कारणास्तव एस.टी.पी. बंद ठेऊन मैलापाणी मनपाचे ड्रेनेज लाईनमध्ये पुर्व परवानगीने सोडावयाचे झाल्यास प्लोमिटर नुसार दर्शविण्यात येणा-या मिटर रिडिंग नुसार होणारा आकार अथवा टेनामेंट बेसिसवरील पाणी वापराप्रमाणे तयार होणा-या मैलापाण्यानुसार होणारा आकार/दंड मनपाकडे जमा करणे विकसक/ सोसायटी यांचेवर बंधनकारक राहील.

११. प्रस्तुत प्रकरणी मान्य नकाशामध्ये STP ची जागा दर्शविलेली आहे. सदर जागेबाबत भविष्यात काही वाद निर्माण झाल्यास त्याबाबतची संपुर्ण जबाबदारी विकसक यांची राहील.

१२. STP च्या आवारामध्ये सुरक्षिततेच्या नियमांचे काटेकोरपणे पालन करणेत यावे. याबाबतची सर्वस्वी जबाबदारी विकसक/सोसायटी यांची राहील.

१३. केंद्र शासन, राज्य शासन अथवा MPCB मार्फत वेळोवेळी प्राप्त होण्या-या मार्गदर्शक सुचनांनुसार STP मध्ये आवश्यक ते बदल करण्याची जाबाबदारी विकसक / सोसायटी यांची राहील.

१४. अर्जदार यांनी अर्जासोबत सादर केलेली माहीती अथवा कागदपत्रे चुकीची / दिशाभुल करणारी आढळल्यास प्रस्तुतचा नाहरकत दाखला रद्द करणेत येईल.

१५. सदर प्रकल्पास मैलाशुद्धीकरण प्रकल्प (STP) बांधणे, कार्यान्वित ठेवणे तसेच प्रक्रिया केलेल्या पाण्याचा पुनर्वापर करणे बंधनकारक आहे.

१६. विषयांकित मैलाशुद्धीकरण केंद्रामध्ये आवश्यकतेनुसार पुरेसे व्हेंट पाईप, क्रॉस व्हेंटीलेशन व आऊटलेटसाठी फ्लो मिटर, इलेक्ट्रीफिकेशन, रिसायकलिंग सिस्टिमसाठी लागणारे पंप्स व टाकी तसेच सरक्षिततेसाठी शेड व ध्वनीप्रदुषण रोखण्यासाठी ब्लोअरकरीता कॅनोपी इत्यादीची व्यवस्था करणे विकसक यांचेवर बंधनकारक राहील.

१७. पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास महाराष्ट्र प्रदुषण नियंत्रण मंडळ व पिंपरी चिंचवड महानगरपालिकेमार्फत पर्यावरण (संवर्धन) कायदा १९८६ नुसार कायदेशिर कारवाई केली जाईल.

१८. सदर प्रकल्पाकरीता Rain Water Harvesting करणे बंधनकारक आहे. तथापि, भूजल कार्यकारीसा करावयाच्या झाल्यास त्याबाबत सक्षम प्राधीकरणाची परवानगी घ्यावी लागेल.

१९. घनकचरा व्यवस्थापन नियम २०१६, इ-वेस्ट व्यवस्थापन नियम २०१६ तसेच प्लॅस्टिक व्यवस्थापन नियम २०१६ च्या तरतुदींचे पालन करणे बंधनकारक असुन त्यानुसार प्रकल्पाच्या/सोसायटीच्या आवारात तयार होणाऱ्या ओल्या व सुक्या कचऱ्याची स्वखर्चाने शास्त्रोक्त पद्धतीने विल्हेवाट लावणे बंधनकारक राहील.

बांधकाम राडारोडा याची विल्हेवाट लावण्यासाठी Construction and Demolition Waste Rule 2016 मधिल तरतुदींचे पालन करणे विकसकावर बंधनकारक असुन निर्माण होणा-या राडारोडा मटेरियलचा जास्तीत जास्त पुनर्वापर करावा.

२१. प्रकल्प कार्यान्वित करुन ड्राय टेस्ट, वेट टेस्ट घेऊन त्याचे रिझल्ट्स सादर करणे, प्रोसेस स्टॅबिलाईझ करुन इनलेट व आऊटलेट पॅरामिटर तपासणे, एस.टी.पी. चालू झाल्यानंतर प्रक्रिया केलेल्या पाण्याची MPCB यांचे कडून अथवा MPCB प्रमाणित MoEF/NABL मान्यता प्राप्त प्रयोगशाळेतुन दर महिन्यांनी / आवश्यकतेनुसार वेळोवेळी तपासणी करुन घेऊन सदरचे टेस्ट रिपोर्ट मनपाच्या पर्यावरण विभागाकडे सादर करावे.

२२. शासकीय त्रयस्थ संस्थेमार्फत पर्याप्तता तपासणी अहवाल (Adequacy Report) घेऊन तसेच पर्याप्तता अहवालातील त्रुटींचीं (असल्यास) पुर्तता केल्यानंतरच मैलाशुद्धीकरण केंद्राचे सदनिकाधारकांच्या सोसायटीस हस्तांतरण करावे.

उपरोक्त अटींस अधिन राहुन संदर्भिय बांधकाम प्रकल्पाच्या एकुण बांधकाम क्षेत्र ६२०३९.३९ **चौ.मी.** पैकी **निवासी बांधकाम क्षेत्र – ५९४६२.२८ चौ.मी., वाणिज्य बांधकाम क्षेत्र- २५७७.११ चौ.मी., एकुण सदनिका (निवासी)** -५९४ करीता मैलाशुद्धीकरण केंद्राचे नकाशे, Design व तांत्रिक बाबी तपासणेत आल्या असून ४१०.०० KLD क्षमतेच्या मैलाशुद्धीकरण केंद्राकरीता परवानगी 'ताहरकत दाखला' (Permission NOC) देणेत येत आहे.

मुख्य अभियंता (१)
पर्यावरण अभियांत्रिकी विभाग
पिंपरी चिंचवड महानगरपालिका

प्रत – कार्यकारी अभियंता, बांधकाम परवानगी विभाग

EHS MATRIX
PRIVATE LIMITED
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TEST REPORT

Report No:	**EHSM/2026/Sep/R-1264**	**Issue Date**	**21/09/2026**
Name and Address of Customer	**Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by URWAY INFRA LLP.**		
Sample Name	Water	**Sample Description**	**Ground Water (Nearby project site)**
Date of Sampling	15/09/2026	**Sampling Time**	01.50 PM
Sampling Location	**Near project site**	**Sampling Procedure**	APHA 1060
Sampling done by	Client	**Sample Quantity**	02 L
Start Date of Analysis	16/09/2026	**End Date of Analysis**	21/09/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)	Methods
1	Colour	1.2	Hazen	Max5	APHA 2120 B, 24th Ed.2023
2	Turbidity	0.9	NTU	<1.0	APHA 2130 B, 24th Ed.2023
3	pH at 25^0C	7.75	--	6.5 to 8.5	APHA 4500 H+ B, 24th Ed.2023
4	Total Dissolved Solids TDS	379.0	mg/L	Max500	APHA 2540 C, 24th Ed.2023
5	Calcium (as Ca)	60.0	mg/ L	Max 75	IS 3025 (Part 40):2019
6	Chloride (as Cl)	58.0	mg/ L	Max 250	APHA 4500 Cl^- B, 24th Ed.2023
7	Residual Free Chlorine (as Cl)	0.32	mg/ L	Min 0.2	APHA 4500 Cl -B, 24th Ed.2023
8	Iron (as Fe)	0.35	mg/ L	Max 1.0	APHA 3111 B, 24th Ed.2023
9	Magnesium (as Mg)	16.0	mg/ L	Max 30	IS 3025 (Part 46):2019
10	Sulphate (as SO_4)	19.5	mg/ L	Max 200	IS 3025 (Part 24/ Sec 1):2022
11	Total Hardness (as $CaCO_3$)	168.0	mg/ L	Max 200	IS 3025 (Part 21):2019
12	Total Alkalinity (as $CaCO_3$)	190.9	mg/ L	Max 200	IS 3025 (Part 23):2019

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

EHS Matrix Pvt. Ltd. PUNE

Authorized Signatory
Mr. Rahul Patil
(Director)

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TEST REPORT

Report No:	**EHSM/2026/Sep/R-1263**	**Issue Date**	**21/09/2026**
Name and Address of Customer	**Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by URWAY INFRA LLP.**		
Sample Name	**Soil**	**Sample Description**	**Soil**
Date of Sampling	15/09/2026	**Sampling Time**	01.30 PM
Start Date of Analysis	16/09/2026	**End Date of Analysis**	21/09/2026
Sampling Location	**Project Site**	**Sampling Procedure**	--
Sampling done by	Client	**Sample Quantity**	02 Kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25^0C	7.5	--	IS 2720(Part 26) 1987
2	Conductivity	333.0	µS/cm	IS 14767 : 2000
3	Organic Matter	0.38	mg/Kg	IS 2720 (Part 22)1972
4	Available Nitrogen (as N)	168.0	mg/Kg	Manual Of Soil Testing
5	Available Phosphorus	37.0	mg/Kg	Manual Of Soil Testing
6	Available Potassium (as K)	75.0	mg/Kg	Manual Of Soil Testing
7	Zinc (as zn)	16.0	mg/Kg	Manual Of Soil Testing
8	Boron (as B)	0.59	mg/Kg	Manual Of Soil Testing
9	Lead (as Pb)	0.8	mg/Kg	Manual Of Soil Testing
10	Manganese (as Mn)	32.0	mg/Kg	Manual Of Soil Testing
11	Sulphate (as SO_4)	32.0	mg/Kg	Manual Of Soil Testing
12	Chloride (as Cl)	39.0	mg/Kg	Manual Of Soil Testing
13	Sodium (as Na)	26.0	mg/Kg	Manual Of Soil Testing
14	Soil Texture	Clay	-	Manual Of Soil Testing
15	Water Holding Capacity	42.0	%	Manual Of Soil Testing
16	Magnesium (as Mg)	24.0	mg/Kg	Manual Of Soil Testing
17	Calcium (as Ca)	41.0	mg/Kg	Manual Of Soil Testing

EHS Matrix Pvt. Ltd. PUNE

Authorized Signatory
Mr. Rahul Patil
(Director)

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TEST REPORT

Report No:	**EHSM/2026/Sep/R-1261**	**Issue Date**	**21/09/2026**
Name and Address of Customer	**Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by URWAY INFRA LLP**		
Sample Name	**Ambient Air**	**Sample Description**	**Ambient Air**
Date of Sampling	**15/09/2026**	**Sampling duration**	1440 Min
Start Date of Analysis	**16/09/2026**	**End Date of Analysis**	21/09/2026
Sampling Location	**Near project site**	**Sampling Procedure**	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	31^0C	**Wet bulb temperature**	29^0C
Relative Humidity	46 %	**Sampling done by**	Lab Representative

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO_2)	27.9	µg/m^3	≤ 80	IS 5182(Part 2)
2	Nitrogen Dioxide (NO_2)	34.5	µg/m^3	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM_{10}	59.2	µg/m^3	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter $PM_{2.5}$	31.6	µg/m^3	≤ 60	

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

EHS Matrix Pvt. Ltd. PUNE

Authorized Signatory
Mr. Rahul Patil
(Director)

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TEST REPORT

Report No:	**EHSM/2026/Sep/R-1262**	**Issue Date**	**21/09/2026**
Name and Address of Customer	**Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by URWAY INFRA LLP.**		
Sample Name	**Ambient Noise**	**Sample Description**	**Ambient Noise**
Date of Sampling	**15/09/2026**	**Sampling duration**	**Spot Time**
Sampling done by	Lab Representative		

Results

Sr. No.	Locations	12.30 Hrs Result dB(A) Day	22.00 Hrs Result dB(A) Night	Specifications (CPCB Standards dB(A)	Method
1.	**Near project site**	52.2	42.6	55/45	CPCB Guideline

Remark-

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

EHS Matrix Pvt. Ltd. PUNE

Authorized Signatory
Mr. Rahul Patil
(Director)

Site Barricading Photograph



FINANCIAL EXPRESS

PUBLIC NOTICE

We, **M/s URWAY INFRA LLP.** hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded in Environmental Clearance of our **Residential and Commercial project 'AIKYAM' located at Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101, Maharashtra vide letter dated 22/12/2025 bearing file No. EC25C3801MH5350691N.**

The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at http://parivesh.nic.in/

Date : 26/12/2025

Place : Pune **Sd/-**

M/s. URWAY INFRA LLP

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLC034297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

Aavas
SAPNE AAPKE SAATH HAMAARA

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower andGuarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
KAUSTUBH SUDHIR BHALERAO, KASTURI KAUSTUBH BHALERAO (A/C NO.) 231222403123477	11 OCT 25 Rs. 2662214/- 9 OCT 25	FLAT NO. 203 ON 2ND FLOOR IN BUILDING BHARGAV AMANRAON SURVEY NO. 11 HISSA NO 5 SITUATED AT VILLAGE SHIVNE TAL-HAVELI DIST PUNE MAHARASHTRA **ADMEASURING 48.51 SQ MTRS**	SYMBOLIC POSSESSION TAKEN ON 24 DEC 25
BHARAT VITTHAL KHAIRAVKAR, RAJASHRI VITTHAL KHAIRAVKAR (A/C NO.) 241211703470278	11 OCT 25 Rs. 919880/- 9 OCT 25	GAT NO. 718 - PART. SITUATED AT VILLAGE - PIMPALGAO, TAL- DAUND, DIST.- PUNE, MAHARASHTRA **ADMEASURING 00 H.06**	SYMBOLIC POSSESSION TAKEN ON 24 DEC 25
MANDA BHAGWAN WADKAR, DHANRAJ BHAGAVAN WADKAR, DHANANJAY BHAGWAN WADKAR (A/C NO.) 221203602761684	9 JUL 25 Rs. 530792/- 4 JUL 25	MILKAT NO-356 (ITS OLD G.P NO-328/B) SITUATED -KALAMBE TARF KALE, , TAL-KARVEER DIST-KOLHAPUR, MAHARASHTRA (INDIA)- 416205 / **ADMEASURING 125.60 SQ.MTR**	PHYSICAL POSSESSION TAKEN ON 23 DEC 25

Place : MAHARASHTRA **Date: 27-12-2025** **Authorised Officer Aavas Financiers Limited**

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/ORANGE/L.S.I
No:- Format1.0/CC/UAN No.0000265141/CE/2601003108

Date: 28/01/2026

To,
M/s. URWAY INFRA LLP
Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Haveli, Pune

Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial Construction Project under Orange Category.

Ref:
1. Application submitted by SRO - Pimpri Chinchwad vide No.MPCB-CONSENT-0000265141
2. Environmental Clearance - EC25C3801MH5350691N dated 22/12/2025
3. Minutes of 12th Consent Committee Meeting 2025-26 dated 30/12/2025

Your application NO. MPCB-CONSENT-0000265141

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

1. **The Consent to Establish in Orange/LSI category hereby granted for period up to a commissioning of the Unit or 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.319.5 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential & Commercial Construction Project named as M/s. Urway Infra LLP, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Haveli, Pune on Total Plot Area of 12,511.00 SqMtrs for construction BUA of 93,682.24 SqMtrs as per EC granted dated 22/12/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dated 22/12/2025	12511.00	93682.24

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	377	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set - 500 KVA	1	As per Schedule -II
S2	DG Set- 25 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	932 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Bio degradable waste	663 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
3	STP sludge	61 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING

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

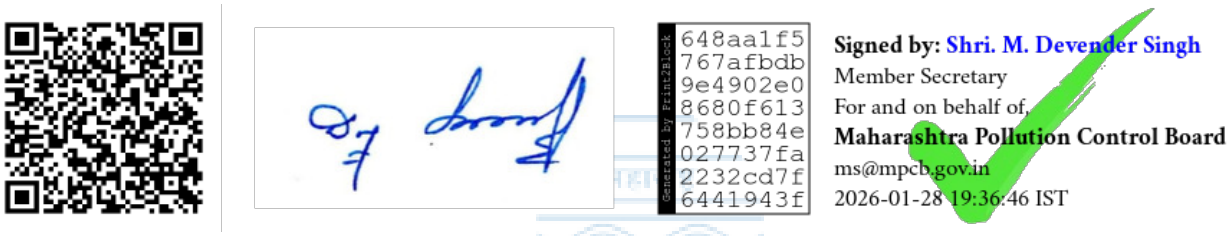
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	8	Ltr/M	Through Authorized Vendor	Through Authorized Vendor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigestor with composting facility effectively
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.

14. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC25C3801MH5350691N dtd 22/12/2025 for construction project having total plot area of 12511.0 Sqm and total construction BUA of 93682.24 Sqm as per specific condition of EC.
15. FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. This consent is issued as per the 12th Consent Committee Meeting 2025-26 dated 30/12/2025.

. The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	639000.00	MPCB-DR-38093	18/11/2025	NEFT

-

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtain the Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **420 CMD for treatment of domestic effluent of 377 CMD.**

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

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

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

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

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	377.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set - 500 KVA	Acoustic Enclosure	5.00	HSD 70 Kg/Hr	1	SO2	11.2 Kg/Day
S2	DG Set-25 KVA	Acoustic Enclosure	2.00	HSD 25 Kg/Hr	1	SO2	4.0 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

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

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs.10 Lakhs	Within 15 Days	Compliance of Consent Conditions & EC Conditions	Up to Commissioning of the project	Up to Commissioning of the project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

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

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

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

This certificate is digitally & electronically signed.

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2026

Unique Application Number	***Submitted Date***
MPCB-ENVIRONMENT_STATEMENT-0000104829	03-11-2026

PART A

Company Information

Company Name	***Application UAN number***	
M/s. URWAY INFRA LLP.	UAN No.0000265141	
Address		
Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Haveli, Pune		
Plot no	***Taluka***	***Village***
Sr. No. 46 & 47	Haveli	Ravet
Capital Investment (In lakhs)	***Scale***	***City***
31950.00	LSI	Pune
Pincode	***Person Name***	***Designation***
411033	Mr.Rohit Aware	Designated Partner
Telephone Number	***Fax Number***	***Email***
9146858285	0	groupurway@gmail.com
Region	***Industry Category***	***Industry Type***
SRO-Pimpri Chinchwad	Orange	other
Last Environmental statement submitted online	***Consent Number***	***Consent Issue Date***
no	Format1.0/CC/UAN No.0000265141/CE/2601003108	2026-01-28
Consent Valid Upto	***Establishment Year***	***Date of last environment statement submitted***
2031-01-28	2026	Jan 1 1900 12:00:00:000AM
Industry Category Primary (STC Code) & Secondary (STC Code)		

Product Information

Product Name	***Consent Quantity***	***Actual Quantity***	***UOM***
This is a Residential & Commercial Construction Project (SqMtrs)	93682.24	93682.24	Mtrs/Y

By-product Information

By Product Name	***Consent Quantity***	***Actual Quantity***	***UOM***
his is a Residential & Commercial Construction Project	0	0	Mtrs/Y

MPCB Vendor/Supplier Details

Category of Vendor/Agency/Party	Name of Vendor/Agency	Consent Details/UAN No.	EPR Related Details	MPCB Authorization/Registration/Implementation Details, if Applicable
Other	NA	NA	NA	NA

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for	Consent Quantity in m3/day	Actual Quantity in m3/day
Process	0.00	0.00
Cooling	0.00	0.00
Domestic	377.00	377.00
All others	0.00	0.00
Total	377.00	377.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic effluent	377	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
This is a Residential & Commercial Construction Project	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
This is a Residential & Commercial Construction Project	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD (Kg/Hr)	95	0	

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
This is a Residential & Commercial Construction Project	0	0	NA	NA	Currently in construction Phase

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason

This is a Residential & Commercial Construction Project	0	0	NA	NA	Currently in construction Phase

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
5.1 Used or spent oil	0	0	Ltr/A

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/A

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Biodegradable waste (Kg/day)	0	0	Kg
Non Biodegradable waste (Kg/day)	0	0	Kg

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP sludge	0	0	Kg

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
5.1 Used or spent oil	0	Ltr/A	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable waste (Kg/day)	0	Kg	NA
Non Biodegradable waste (Kg/day)	0	Kg	NA
STP Sludge (Kg/day)	0	Kg	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
This is a Residential & Commercial Construction Project	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
We will done as per EMP	As per EMP	0

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
We will done as per EMP	As per EMP	0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

This is a Residential & Commercial Construction Project

Name & Designation

Mr.Rohit Aware, (Designated Partner)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000104829

Submitted On:

03-11-2026

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Bank Guarantee

BG UAN NUMBER:	MPCB-BG-0000120149						
Industry Unit:	Residential cum Commercial Project	***Industry Name:***	URWAY INFRA LLP	***Industry Address:***	S.No. 75/1/2, Near Sharayu Toyota Showroom, Jivan Nagar, Thathawade, Chinchwad Police Station, Mulshi, Pune- 411033, Maharashtra, India		
RO Region:	RO-Pune	***SRO Region:***	SRO-Pimpri Chinchwad	***BG Obtained for:***	CONSENT	***BG for:***	Establish
Consent No:	Format1.0/CC/UAN No.0000265141/CE/2601003108	***Consent Date:***	28-01-2026	***Consent Validity Date:***	27-01-2031		
Conditions:	Compliance of Consent Conditions & EC Conditions	***Compliance period:***	17-02-2031	***BG No:***	007GT02260480011	***Amount:***	1000000
Bank:	HDFC Bank	***BG submission Date:***	17-02-2026	***BG expiry Date:***	17-02-2031		

Note: You have been directed to submit original bank guarantee along with this acknowledge letter to concerned regional office.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाचसौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2025 ◐ EP 681841

अनु.क्र. 07482 दि. 29/1/26 मु.शु.रक्कम. 500

दस्ताचा प्रकार बँक गॅरन्टी

दस्त नोंदणी के ... आहेत का ? होय/नाही.

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव युआरडे इन्फ्रा LLP

पत्ता २वा मजला

दुसऱ्या पक्षकाराचे नांव HDFC BANK

हस्ते व्यक्तीचे नांव मनोज थोरात

सौ. वही. बी. शिंदे
परवाना क्र. २२०१९५२
विश्रुलवाडी, आकुर्डी पुणे--

मुद्रांक विकत घेणाऱ्याची सही

वरिष्ठ कोषागार अधिकारी
पुणे
28 JAN 2026
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

THIS NON JUDICIAL STAMP PAPER IS PART AND PARTIAL FOR BG NO :- 007GT022604800111 DATED 17/02/2026 FOR AMOUNT RS 10,00,000/-

Namrata

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे अन्यथा खरेदी केलेला मुद्रांक ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचे कारणासह

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाचसौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2025 ◐ EP 681842

अनु.क्र. ७२८३ दि. २१/२/२६ मु.शु.रक्कम. ५००

दस्ताचा प्रकार डेक्लरेशन

दस्त नोंदणी करणेत आहेत का ? होय/नाही.

चिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव यु आर वेंकट रेड्डी

पत्ता शिवाजी नगर

ज्याच्या पक्षकाराचे नांव HDFC Bank

हस्ते व्यक्तीचे नांव मनोज चाळके

सौ. व्ही. बी. शिंदे
परवाना क्र. २२०११५२
विश्रुलवाडी, आकुर्डी पुणे-

मुद्रांक विकत घेणाऱ्याची सही

THIS NON JUDICIAL STAMP PAPER IS PART AND PARTIAL FOR BG NO :- 007GT022604800111 DATED 17/02/2026 FOR AMOUNT RS 10,00,000/-

Namrata

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

वरिष्ठ कोषागार अधिकारी पुणे

28 JAN 2026

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा कोणत्याही प्रकारे वापर केल्यास तो ६ महिन्यांत वापरणे बंधनकारक आहे

HDFC BANK
We understand your world

HDFC Bank Limited.
Laxmi Horizon Shop No.05 to 08
Bangalore - Mumbai Express
Highway Punawale Pune
Maharashtra - 411033

Date 17-February-2026 BG Confirmation NO. GTEE 8289 17022026 0031591

To,

Bene Name and Address
MAHARASHTRA POLLUTION CONTROL BOARD
JOG CENTER, 3RD FLOOR
MUMBAI PUNE ROAD
WAKDEWADI, PUNE 411003

OUR BG NO.	:	007GT02260480011
DATE OF ISSUE	:	17-FEB-2026
APPLICANT	:	URWAY INFRA LLP
GUARANTEE AMOUNT	:	INR10,00,000.00
AMOUNT IN WORDS	:	RUPEES TEN LAKH ONLY
EXPIRY DATE	:	17-FEB-2031
EXPIRY PLACE	:	PUNE
CLAIM DATE	:	17-FEB-2032

DEAR SIR,

PLEASE FIND ENCLOSED THE CAPTIONED GUARANTEE DULY ISSUED BY US.

THE ORIGINAL GUARANTEE ATTACHED IS TO BE RETURNED TO US ALONG WITH BENEFICIARY DISCHARGE LETTER WITHIN 15 DAYS FROM THE DATE IT CEASES TO BE IN FORCE OR AS SOON AS THE PURPOSE FOR WHICH IT HAS BEEN ISSUED IS FULFILLED ,WHICHEVER IS EARLIER.

IN CASE BANK GUARANTEE ISSUED IN FAVOUR OF CUSTOMS DEPARTMENT OR DGS AND D, ABOVE CLAUSE TO
BE READ AS - THIS GUARANTEE WILL BE RETURNED TO US
AS SOON AS THE PURPOSE FOR
WHICH IT IS ISSUED IS FULFILLED.

WE CONFIRM THAT THE SIGNATORIES WHO HAVE SIGNED THE SUBJECT GUARANTEE / EXTENSION AS STATED BELOW HAVE THE REQUISITE POWERS TO SIGN ON BEHALF OF THE BANK.

1. Mr./Ms.
Designation
PA / Auth Sig. No

2. Mr./Ms.
Designation
PA / Auth Sig. No

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP Code - T2522
PUNAVALE BR (8289)PUNE -33

Namrata

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

FURTHER CONFIRMATION OF THIS GUARANTEE IF DESIRED, SHOULD BE SOUGHT BY SENDING EMAIL TO BGCONFIRMATION@HDFC.BANK.IN
THIS LETTER FORMS AN INTEGRAL PART OF THE GUARANTEE.

FOR HDFC BANK LTD.

AUTHORISED SIGNATORY/S

HDFC BANK
We understand your world

HDFC BANK

Name :- NAMRATA BANGARJ
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

HDFC Bank Limited.
Laxmi Horizon Shop No.05 to 08
Bangalore - Mumbai Express
Highway Punawale Pune
Maharashtra - 411033

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

17-February-2026

Bank Guarantee No. : 007GT02260480011

Date of Issue : 2026-02-17

In Consideration of the Regional Officer MAHARASHTRA POLLUTION CONTROL BOARD,REGIONAL OFFICER,JOG CENTER, 3RD FLOOR, MUMBAI PUNE ROAD, WAKDEWADI, PUNE-411003 (hereinafter referred as board) having agreed to grant M/s. URWAY INFRA LLP, S NO 75/1/2 JIVAN NAGAR THATHAWADE MULSHI NEAR SHARAYU TOYOTA SHOWROOM PUNE 411033 time for the due compliance of consent conditions/directions for providing adequate and satisfactory pollution control devices as suggested/stipulated vide letter bearing No. Format1.0/CC/UAN No.0000265141/CE/2601003108 dated 28/01/2026 and as required under the provisions of Air (Prevention and Control of Pollution) Act 1981 (14 of 1981) Water (Prevention and Control of Pollution) Act 1974 (6 of 1974) and / or Environment (Protection) Act 1986 on production of a Bank Guarantee for Rs.10,00,000/- (Rupees Ten Lakh only) we HDFC Bank Ltd. a Banking Company Incorporated Under Companies Act 1956, having their Registered office at HDFC Bank Ltd. HDFC Bank House, C.S. no. 6/242, Senapati Bapat Marg, Lower Parel (W) Mumbai 400018 and acting through its Branch Office at HDFC Bank Ltd., WBO,Fortune Square, Near Deep Bunglow Chowk, Model Colony, Shivaji Nagar, Pune 411 016. at the request of said M/s URWAY INFRA LLP do hereby undertake to pay to the Board an amount not exceeding Rs.10,00,000/- (Rupees Ten Lakh only) against any non compliance of consent conditions/directions or damages etc caused to the Environment by reason of any breach of provisions of said Acts, Notices, letter, instructions etc by the said company/unit/local body.

We HDFC Bank Ltd do hereby undertake to pay the amount due and payable under this guarantee without any demur merely on a demand from the Board that the amount claimed is due for the reason of non fulfillment of undertaking.Non compliance of directions/notices/letters/instructions/issued by the Board/violation of provisions of any of the provisions of Law mentioned hereinabove. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However our liability under this Guarantee shall be restricted to an amount not exceeding Rs.10,00,000/- (Rupees Ten Lakh only).

We undertake to pay to the Board any money so demanded notwithstanding any dispute or disputes raised by the said company/unit in any suit or proceedings pending before any court or Tribunal or Board against the Board relating thereto, our liability under this present being absolute and in equivocal.

The payment so made by us under this agreement shall be valid discharge of our liability and company/unit shall have no claim against us in making such payment.

We HDFC Bank Ltd further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the undertaking/notice/letter etc and that it shall continue to be enforceable till all the dues of Government/ Board under or by virtue of said undertaking/notice/letter etc have been fully paid and it has claimed satisfied or discharged or till Government /Board certified that the terms conditions of the Directions/Undertaking/Notice/letter/any provisions of relevant law have been fully and properly carried out and complied by the said company /unit and accordingly discharges this guarantee.

Unless the demand or a claim under this guarantees is made on us in writing on or before 17-FEB-2032. We shall be discharged from all liability under this guarantee thereafter.

We HDFC Bank Ltd further agree with the Board that the Board shall have the fullest liberty without our consent and notice/letter etc or to extend time of compliance by the said company/unit from time to time or to postpone for any time or from time to time any of the powers exercisable by the Board against the said company/unit and to forbear or enforce any of the terms and conditions relating to the said undertaking/notice/letter etc and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said company/unit or for any forbearance, action commission on the part of the Board of any indulgence by the Board to the company/unit or by any of such matter or thing whatsoever which under the law relating to sureties would but for this provision have effect of discharging us.

This Guarantee will not be discharged due to the change in the constitution of the Bank or the company/Unit.

8. We HDFC Bank Ltd under take not to revoke this guarantee during its currency except with the previous consent of the Board in writing.

Notwithstanding anything contained herein above :

Our liability under this guarantee shall not exceed Rs.10,00,000 (Rupees Ten Lakh only).

This bank guarantee shall be valid upto 17-FEB-2031 and we are liable to pay the guaranteed amount or any part thereof under this bank guarantee only and only if you serve upon us a written claim or demand in terms of the guarantee on or before 17-FEB-2032 failing which the Bank shall stand released and discharged from any liability whatsoever under this Guarantee.

All claims under the guarantee will be payable at HDFC BANK Fortune Square , Near Deep Bunglow Chowk, Model Colony,Shivaji Nagar, Pune 411 016.

This guarantee will be returned to us as soon as the purpose for which it is issued is fulfilled'

The BG Confirmation letter No. GTEE/ _____ is an integral part of the BG No .007GT02260480011 dated 17-FEB-2026.

The BG Confirmation Letter No. GTEE/ 8289 17022026 0031591 is an integral part of the BG No. 007GT02260480011 Date. 2026-02-17

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N9117
Branch :- Punawale, Pune-33. (8289)

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

सत्यमेव जयते

File No: SIA/MH/INFRA2/545714/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

***

Dated: **22/12/2025**

To,

Rohit Aware
URWAY INFRA LLP
S.No. 75/1/2,Near Sharayu Toyota Showroom,Jivan Nagar,Thathawade, Chinchwad police station ,Mulshi, Pune 411033,Maharashtra ,India., PUNE, MAHARASHTRA, 411033
groupurway@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by URWAY INFRA LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/545714/2025 dated 24/07/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5350691N
(ii) File No.	SIA/MH/INFRA2/545714/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by URWAY INFRA LLP
(viii) Name of Company/Organization	URWAY INFRA LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 31/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).

6. The SEIAA, in its meeting held on 31/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Rohit Aware under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Residential & Commercial project	Residential & Commercial project	93682.24	sq.mt.	Road	It is building construction project

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/545714/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Urway Infra LLP,
Sr. No. 46 & 47, Near Datta Mandir,
Opp. Sentosa Resorts, Village Ravet,
Taluka-Haveli, Pune.

Subject : Environmental Clearance for Proposed Residential and commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Village Ravet, Taluka Haveli Pune-412101 by M/s Urway Infra LLP

Reference : Application no. SIA/MH/INFRA2/545714/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 230th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 310th (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 31st October, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/ 545714 /2025	
2	Name of Project	Proposed Residential & Commercial project at AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Pune-412101 by M/s Urway Infra LLP.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s Urway Infra LLP
		Regd. Office address	S.No. 75/1/2, Near Sharayu Toyota Showroom, Jivan Nagar, Thathawade, Chinchwad Police Station, Mulshi, Pune- 411033, Maharashtra, India
6	Consultant	Ace Environment. Accredited Certificate No. NABET/EIA/23-26/IA 0133 dated 13.03.2024 valid till 08.12.2026	
7	Applied for	Environment Clearance for Proposed Residential & **Commercial project**	
8	Details of previous EC	NA, It is a fresh EC	
9	Location of the project	AIKYAM, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Pune-412101	
10	Latitude and Longitude	Latitude: 18°39'9.13"N, Longitude: 73°44'6.03"E	
11	Total Plot Area (m^2)	12511.00	

12	Deductions (m^2)	688.85					
13	Net Plot area(m^2)	11822.15					
14	Proposed FSI area(m^2)	60150.37					
15	Proposed non-FSI area(m2)	33531.87					
16	Proposed TBUA (m^2)	93682.24					
17	TBUA (m^2) approved by planning Authority till date	In Process					
18	Ground coverage (m^2) &%	2931.57 Sq.M.(25%)					
19	Total Project Cost (Rs.)	Rs. 319.50 Cr.					
20	CER as per MoEF & Circular Dated 01/05/2018	Activity		Location		Cost (Rs.)	Duration
	NA, per OM No. F.No.22-65/2017/IA.III dt. 30.09.2020 & OM 22-65/2017-IA-III dated 25.02. 2021						
21	Details of Building Configuration:						Reason for Modification/ Change
	Previous EC/ Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
				Wing A	2BP+GP/Gr+ first/Mezz to 14 Floors	44.95	
				Wing B-	2B+GP+31 floor	105.75	
				Wing C-	2B+GP+31 floor	105.75	
				Wing D-	2B+GP+31 floor	105.75	
				Club House	G+2	12.35	
				Mediation	G+1	7.30	
22	Total number of tenements			Number of tenements- **Buildings -587 nos.** **Shops- 9 nos.** **Office-27 nos.** Number of expected users – **Residential Users-** 2935 **nos** **Commercial users- 507 nos** **Total-**3442 **nos**			

23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	277	Fresh Water	277
		Recycled water (flushing)	142	Recycled water (flushing)	142
		Recycled water (gardening)	12	Recycled water (gardening)	0
		Swimming pool	2	Swimming pool	2

		Total	421	Total	419
		Waste Water generation	377	Waste Water generation	377
24	Water Storage Capacity for Fire fighting/ UGT			Fire tanks: 1 x 400 KL Domestic water tanks: 1 x 349.2 KL, 1 x 19 KL	
25	Source of water			PCMC	
26	Rainwater Harvesting (RWH)	Level of the Ground water table		8-10 m pre monsoon 10-12 Post monsoon	
		Size and no. of RWH tank(s) and Quantity		NA	
		Quantity and size of recharge pits	Total- 7 nos. : Rooftop pits- 4 nos, Surface pits- 3 nos Size of Recharge pits : 1.5 m x 2.0 m x 3.0 m		
		Details of UGT tanks if any		NA	
27	Sewage and Wastewater	Sewage generation in CMD		377 KLD	
		STP technology		MBBR	
		Capacity of STP (CMD)		1 x 410 KLD	

28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste	8.75 kg/day	Handed over to municipal facility for disposal
		Wet waste	3.75 kg/day	
		Construction waste	At actual	Utilized on site at maximum extent. Rest handed over to local body

29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste	**663** kg/day	Handed over to Authorized Agency for disposal
		Wet waste	**932** kg/day	Treated in OWC
		Hazardous waste	Negligible	
		Biomedical waste	Biomedical waste like Mask, Gloves, Face shields etc. (required for Pandemic situation)	Shall be segregated at designated place near OWC and shall be given to authorized vendor for management.
		E-Waste	10 Kg/day	Handed over to Authorized recycler for further handling & disposal purpose.
		STP Sludge	61 kg/day	Used as manure for gardening

30	Green Belt Development	Total RG area (m^2)	Required RG area _**1182.22** m2 Proposed RG area- 1182.80 m2
		Existing trees on plot	64 nos.
		Number of trees to be cut	59 nos.
		Number of trees to be retained:	5 nos.
		Number of trees to be transplanted	0 nos.

		Total no. of trees required	148 nos.	
		Number of compensatory trees	395 nos.	
		Total Number of trees to be planted on site	276 nos.	
		Total Number of trees to be planted off site	267 nos.	
31	Power	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load)	90 KW	
		During construction phase DG set	140 KVA	
		During Operation phase (Connected load)	5128.64 KW	
		During Operation phase (Demand load)	2426.31 KW	
		Transformer	4 x 630 KVA, 1 x 315 KVA	
		DG set	500 KVA – Residential & 25 KVA - Commercial	
		Fuel used	HSD	
32	Details of Energy saving	Total Saving = 20.21 %		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost
		Capital		10
		O & M	1. Water for Dust Suppression	2
			2. Site Sanitation , Disinfection & Safety	1.5
			3. Environmental Monitoring	2
			4. Health Check up	2.5
			5. Environment Management Cell	8.04
			6. Total	26.04
34	Environmental Management plan Budget during Operation phase	Component	Detail	Capital Cost (Rs. Lakhs)	O & M (Rs. Lakhs/Y)
		Sewage Treatment	STP Operation and its maintenance	98	21.30
		RWH	Recharging existing ground water table	15.0	1.0
		Solid Waste	Collection Segregation and management of MSW	21.75	5.33
		Hazardous Waste	NA	--	-
		Green Belt development	Plantation of new trees and	50.13	13.41

			maintenance of existing trees		
		Energy Saving	Energy saving measures	129.00	10.0
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	-	04
		Disaster Management	Emergency preparedness plan to develop and implement on site	84.30	15
		Environment Management Cell	To implement environmental mitigation measures		9.6
		Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	-	0.10
		Total		398.18	83.99

35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m^2)
		4-Wheeler	630	630	Basement/Ground-12.5 m^2
		2-Wheeler	749	749	
36	Details of Court cases/ litigations w.r.t. the project and project location if any				NA

3. Proposal was considered by SEIAA in its 310th (Day-4) meeting held on 31st October, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Fire NoC.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to ensure to achieve the standard parameters of the treated sewage as per order

issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.

4. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1182.22m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. Planning authority shall not be issue occupation certificate unless PP obtain Tree NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
6. 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.
7. SEIAA decided to grant EC for FSI- 60150.37m2, Non FSI- 33531.87m2, total BUA-93,682.24m2. (Plan approval No- BP/EC/Ravet/11/2025, dated 08.09.2025)

General Conditions:

a) Construction Phase :-

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of

wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste

should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

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

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

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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

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

Act.

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

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

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

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

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

Jayashree Bhoj
(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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signed by
Jayashree Shrikant Bhoj
Date: 22-12-2025 14:37:42
Reason: Verified and signed

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

Consent Order No: Format1.0/CC/UAN No.0000265141/CE/2601003108 dated 28/01/2026

Compliance Period: April 2026 to September 2026

Sr. No.	Item	Compliance of Consent to Establish
1	The Consent to Establish is granted for a period up to commissioning of the project or of 5 years whichever is earlier.	
2	The Proposed Capital investment of the Project is Rs.319.5 Cr. (As per CA Certificate submitted by project proponent)	
3	The Consent to Establish is valid for Residential & Commercial Construction Project named as M/s. Urway Infra LLP, Sr. No. 46 & 47, Near Datta Mandir, Opp. Sentosa Resorts, Ravet, Haveli, Pune on Total Plot Area of 12,511.00 Sq. M for construction BUA of 93,682.24 Sq. M as per EC granted dated 22/12/2025 including utilities and services.	Noted, as per issued EC Letter from SEIAA, Maharashtra on dated 22/12/2025 subject to in EC total built up area to 93,682.24 Sq. M as approved by local planning authority.
4	**Conditions Under Water (Prevention & Control of Pollution) ACT, 1974 for Discharge of Effluent**	Noted for Compliance, A full-fledged combined STP of capacity of 420 CMD will be installed onsite for the treatment of the entire waste water generate on the project site.

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standard to be achieved	Disposal
1	Trade Effluent	NIL	NA	NA
2	Domestic effluent	377	As per Schedule-I	The treated effluent shall be 60% shall be recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage

<table>
<tr><td></td><td><table><tr><td></td><td></td><td></td><td></td><td>system provided by local body</td></tr></table></td><td></td></tr>
<tr><td>5</td><td>Conditions under Air (P & CP) Act 1981 for air emissions:<table><tr><th>Sr. No.</th><th>Description of Stack/Source</th><th>Capacity</th><th>Number of Stack</th><th>Standards to be achieved</th></tr><tr><td>1</td><td>DG Set</td><td>500 KVA</td><td>01</td><td>As per Schedule - II</td></tr><tr><td>2</td><td>DG Set</td><td>25 KVA</td><td>01</td><td>As per Schedule - II</td></tr></table></td><td>DG set will be installed as per CPCB norms during operation phase of project. Acoustics measures will be provided.</td></tr>
<tr><td>6</td><td>Conditions under Solid Waste Rules, 2016:<table><tr><th>Sr. No.</th><th>Type of Waste</th><th>Quantity & UoM</th><th>Treatment</th><th>Disposal</th></tr><tr><td>1</td><td>Bio degradable waste</td><td>932 Kg/Day</td><td>Storage in covered shed and treatment in OWC</td><td>Used as Manure for Gardening</td></tr><tr><td>2</td><td>Non Bio degradable waste</td><td>663 Kg/Day</td><td>Segregation and storage in covered shed.</td><td>Handed over to authorized vendor.</td></tr><tr><td>3</td><td>STP Sludge</td><td>61 Kg/Day</td><td>Storage in covered shed/ SDB.</td><td>Used as manure for Gardening</td></tr></table></td><td>Noted</td></tr>
<tr><td>7</td><td>Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:<table><tr><th>Sr. No.</th><th>Category No.</th><th>Quantity & UoM</th><th>Treatment</th><th>Disposal</th></tr><tr><td>1</td><td>5.1 Used or spent oil</td><td>8 Ltr/M</td><td>Through Authorized Vendor</td><td>Through Authorized Vendor</td></tr></table></td><td>Noted.</td></tr>
<tr><td>8</td><td>The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.</td><td>PP agreed to follow the stipulated condition.</td></tr>
<tr><td>9</td><td>This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.</td><td>PP have obtained necessary permission.</td></tr>
<tr><td>10</td><td>Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.</td><td>OWC will be installed to treat the wet waste from residential buildings</td></tr>
<tr><td>11</td><td>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.</td><td>Noted.</td></tr>
</table>

<table>
<tr><td>12</td><td>The project proponent shall make provision of charging of electric vehicles in at least 40 % of total available parking area</td><td>PP will provide charging point for EV vehicles.</td></tr>
<tr><td>13</td><td>The Project Proponent shall comply with the Environmental Clearance obtained vide No EC25C3801MH5350691N dtd 22/12/2025 for construction project having total plot area of 12511.0 Sqm and total construction BUA of 93682.24 Sqm as per specific condition of EC.</td><td>Noted</td></tr>
<tr><td>13</td><td>FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.</td><td>Noted</td></tr>
<tr><td>14</td><td>This consent is issued as per the 14th Consent Committee Meeting 2025-26 dated 30/12/2025.</td><td>Noted</td></tr>
<tr><td>15</td><td>The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.</td><td>Noted</td></tr>
<tr><td colspan="3"><u>Schedule – I</u>

<u>Terms & conditions for compliance of Water Pollution Control:</u></td></tr>
<tr><td>1</td><td>A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity 420 CMD for treatment of domestic effluent of 377 CMD.</td><td>Proposed STP having capacity of total 420 CMD will be installed later stage of construction phase.</td></tr>
<tr><td></td><td>B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.
<table>
<tr><th>Sr. No.</th><th>Parameters</th><th>Standards prescribed by Board</th></tr>
<tr><td>1</td><td>pH</td><td>5.5-9.0</td></tr>
<tr><td>2</td><td>BOD</td><td>10</td></tr>
<tr><td>3</td><td>COD</td><td>50</td></tr>
<tr><td>4</td><td>TSS</td><td>20</td></tr>
<tr><td>5</td><td>NH4 N</td><td>5</td></tr>
<tr><td>6</td><td>N-total</td><td>10</td></tr>
<tr><td>7</td><td>Fecal Coliform</td><td>less than 100</td></tr>
</table></td><td>Treated water quality will be monitored during operation phase of project.</td></tr>
<tr><td></td><td>C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.</td><td>Noted.</td></tr>
<tr><td>2</td><td>The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps</td><td>PP will adhere the stipulated conditions.</td></tr>
</table>

<table>
<tr><td></td><td>to establish the unit or establish any treatment and disposal system or and extension or addition thereto.</td><td></td></tr>
<tr><td>3</td><td>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.</td><td>PP will replace of pollution control system or its parts if necessary.</td></tr>
<tr><td>4</td><td>The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.

<table><tr><th>Sr. No.</th><th>Purpose for water consumed</th><th>Water consumption quantity (CMD)</th></tr><tr><td>1.</td><td>Domestic purpose</td><td>377.00</td></tr></table></td><td>Said water consumption will be done during operation phase of project.</td></tr>
<tr><td>5</td><td>The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.</td><td>PP has proposed STP to treat generated sewage from project and treated water will reuse for flushing & landscape purpose of the project.</td></tr>
<tr><td colspan="3"><u>Schedule – II</u>

<u>Terms & Conditions for Compliance of Air Pollution Control</u></td></tr>
<tr><td>1</td><td>As per your application, you have proposed to provide the Air Pollution Control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

<table><tr><th>Stack No.</th><th>Source</th><th>APC System provided / proposed</th><th>Stack Height (in mtr)</th><th>Type of Fuel</th><th>Quantity Sulphur Content (in %)</th><th>Pollutant</th><th>Standard</th></tr><tr><td>S-1</td><td>DG Set-500 kVA</td><td>Acoustic Enclosure</td><td>5.00</td><td>HSD 70 Kg/Hr</td><td>1</td><td>SO2</td><td>11.2 Kg/ Day</td></tr><tr><td>S-1</td><td>DG Set-25 kVA</td><td>Acoustic Enclosure</td><td>2.00</td><td>HSD 25 Kg/Hr</td><td>1</td><td>SO2</td><td>4.0 Kg/ Day</td></tr></table></td><td>DG set installed as per CPCB norms.

Diesel will be used as fuel.

DG set will be used only at a time of power failure.</td></tr>
<tr><td>2</td><td>The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve level of pollutants to the following standards:

<table><tr><td>Total Particulate matter</td><td>Not to exceed</td><td>150.00 mg/Nm^3</td></tr></table></td><td>Noted</td></tr>
</table>

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.	Noted
4	The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).	Noted.
5	**Conditions for utilities like Kitchen, Eating Places, Canteens: -** a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting. b) The toilet shall be provided with exhaust system connected to chimney through ducting. c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A). d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. Higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbours.	Not applicable

Schedule III

Details of Bank Guarantees

Sr. N	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10.0 Lakh	15 Days	Compliance of Consent Conditions & EC Conditions	Up to Commissioning of the project	Up to Commissioning of the project

Noted.
The Ack copy of BG submission Attached as an **Annexure 12.**

Schedule - IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.	Noted by PP.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.	Complied. Air and Noise quality monitoring report attached as **Annexure 6** and **Annexure 7** respectively.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noted for Compliance

General Conditions:

1	The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.	Noted for Compliance.
2	The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.	Noted.
3	Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.	Noted.
4	Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Complied with. PP have made provision of vehicles which having PUC at the time of construction phase.
5	Conditions for D.G. set	
a)	Noise from D.G. sets should be controlled by providing an acoustic enclosure or by treating the room acoustically.	Noted
b)	Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provide. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.	Noted
c)	Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.	Noted. DG set will be placed in acoustic enclosure

		Also, Green belt will be developed in the premises to minimize noise level.
d)	Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.	Noted. PP will be install DG set which having LSD fuel as environment concern.
e)	A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.	Noted.
f)	D.G. Set shall be operated only in case of power failure.	Noted. DG Set will be used for during construction phase
g)	The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.	DG set will be install as per CPCB norms
h)	The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.	Noted
6	Solid waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M & H) Rule 2011.	PP will provide OWC at operation phase.
7	Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.	Noted
8	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	Noted.
9	The treated sewage shall be disinfected using suitable disinfection method.	PP will provide STP to treat sewage.
10	The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.	Complied. The ack copy of Environment Statement report attached as **Annexure 11.**
11	The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.	Noted.

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Bank Guarantee

BG UAN NUMBER:	MPCB-BG-0000120149						
Industry Unit:	Residential cum Commercial Project	***Industry Name:***	URWAY INFRA LLP	***Industry Address:***	S.No. 75/1/2, Near Sharayu Toyota Showroom, Jivan Nagar, Thathawade, Chinchwad Police Station, Mulshi, Pune- 411033, Maharashtra, India		
RO Region:	RO-Pune	***SRO Region:***	SRO-Pimpri Chinchwad	***BG Obtained for:***	CONSENT	***BG for:***	Establish
Consent No:	Format1.0/CC/UAN No.0000265141/CE/2601003108	***Consent Date:***	28-01-2026	***Consent Validity Date:***	27-01-2031		
Conditions:	Compliance of Consent Conditions & EC Conditions	***Compliance period:***	17-02-2031	***BG No:***	007GT02260480011	***Amount:***	1000000
Bank:	HDFC Bank	***BG submission Date:***	17-02-2026	***BG expiry Date:***	17-02-2031		

Note: You have been directed to submit original bank guarantee along with this acknowledge letter to concerned regional office.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाचसौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2025 ◐ EP 681841

अनु.क्र. 07482 दि. 29/1/26 मु.शु.रक्कम. 500

दस्ताचा प्रकार बँक गॅरन्टी

दस्त नोंदणी के ... आहेत का ? होय/नाही.

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव युआरडे इन्फ्रा LLP

पत्ता २वा मजला

दुसऱ्या पक्षकाराचे नांव HDFC BANK

हस्ते व्यक्तीचे नांव मनोज थोरात

सौ. वही. बी. शिंदे
परवाना क्र. २२०१९५२
विश्रुलवाडी, आकुर्डी पुणे--

मुद्रांक विकत घेणाऱ्याची सही

वरिष्ठ कोषागार अधिकारी
पुणे
28 JAN 2026
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

THIS NON JUDICIAL STAMP PAPER IS PART AND PARTIAL FOR BG NO :- 007GT022604800111 DATED 17/02/2026 FOR AMOUNT RS 10,00,000/-

Namrata

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे अन्यथा खरेदी केलेला मुद्रांक ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचे कारणासह

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाचसौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2025 ◐ EP 681842

अनु.क्र. ७२८३ दि. २१/२/२६ मु.शु.रक्कम. ५००

दस्ताचा प्रकार डेक्लरेशन

दस्त नोंदणी करणेत आहेत का ? होय/नाही.

चिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव यु आर वेंकट रेड्डी

पत्ता शिवाजी नगर

ज्याच्या पक्षकाराचे नांव HDFC Bank

हस्ते व्यक्तीचे नांव मनोज चाळके

सौ. व्ही. बी. शिंदे
परवाना क्र. २२०११५२
विश्रुलवाडी, आकुर्डी पुणे-

मुद्रांक विकत घेणाऱ्याची सही

THIS NON JUDICIAL STAMP PAPER IS PART AND PARTIAL FOR BG NO :- 007GT022604800111 DATED 17/02/2026 FOR AMOUNT RS 10,00,000/-

Namrata

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

वरिष्ठ कोषागार अधिकारी पुणे

28 JAN 2026

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा कोणत्याही प्रकारे वापर केल्यास तो ६ महिन्यांत वापरणे बंधनकारक आहे

HDFC BANK
We understand your world

HDFC Bank Limited.
Laxmi Horizon Shop No.05 to 08
Bangalore - Mumbai Express
Highway Punawale Pune
Maharashtra - 411033

Date 17-February-2026 BG Confirmation NO. GTEE 8289 17022026 0031591

To,

Bene Name and Address
MAHARASHTRA POLLUTION CONTROL BOARD
JOG CENTER, 3RD FLOOR
MUMBAI PUNE ROAD
WAKDEWADI, PUNE 411003

OUR BG NO.	:	007GT02260480011
DATE OF ISSUE	:	17-FEB-2026
APPLICANT	:	URWAY INFRA LLP
GUARANTEE AMOUNT	:	INR10,00,000.00
AMOUNT IN WORDS	:	RUPEES TEN LAKH ONLY
EXPIRY DATE	:	17-FEB-2031
EXPIRY PLACE	:	PUNE
CLAIM DATE	:	17-FEB-2032

DEAR SIR,

PLEASE FIND ENCLOSED THE CAPTIONED GUARANTEE DULY ISSUED BY US.

THE ORIGINAL GUARANTEE ATTACHED IS TO BE RETURNED TO US ALONG WITH BENEFICIARY DISCHARGE LETTER WITHIN 15 DAYS FROM THE DATE IT CEASES TO BE IN FORCE OR AS SOON AS THE PURPOSE FOR WHICH IT HAS BEEN ISSUED IS FULFILLED ,WHICHEVER IS EARLIER.

IN CASE BANK GUARANTEE ISSUED IN FAVOUR OF CUSTOMS DEPARTMENT OR DGS AND D, ABOVE CLAUSE TO
BE READ AS - THIS GUARANTEE WILL BE RETURNED TO US
AS SOON AS THE PURPOSE FOR
WHICH IT IS ISSUED IS FULFILLED.

WE CONFIRM THAT THE SIGNATORIES WHO HAVE SIGNED THE SUBJECT GUARANTEE / EXTENSION AS STATED BELOW HAVE THE REQUISITE POWERS TO SIGN ON BEHALF OF THE BANK.

1. Mr./Ms.
Designation
PA / Auth Sig. No

2. Mr./Ms.
Designation
PA / Auth Sig. No

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP Code - T2522
PUNAVALE BR (8289)PUNE -33

Namrata

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

FURTHER CONFIRMATION OF THIS GUARANTEE IF DESIRED, SHOULD BE SOUGHT BY SENDING EMAIL TO BGCONFIRMATION@HDFC.BANK.IN
THIS LETTER FORMS AN INTEGRAL PART OF THE GUARANTEE.

FOR HDFC BANK LTD.

AUTHORISED SIGNATORY/S

HDFC BANK
We understand your world

HDFC BANK

Name :- NAMRATA BANGARJ
Designation :- P. B. Authoriser
Emp. Code :- N8117
Branch :- Punawale, Pune-33. (8289)

HDFC Bank Limited.
Laxmi Horizon Shop No.05 to 08
Bangalore - Mumbai Express
Highway Punawale Pune
Maharashtra - 411033

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
EMP. Code - T2522
PUNAVALE BR.(8289)PUNE -33

17-February-2026

Bank Guarantee No. : 007GT02260480011

Date of Issue : 2026-02-17

In Consideration of the Regional Officer MAHARASHTRA POLLUTION CONTROL BOARD,REGIONAL OFFICER,JOG CENTER, 3RD FLOOR, MUMBAI PUNE ROAD, WAKDEWADI, PUNE-411003 (hereinafter referred as board) having agreed to grant M/s. URWAY INFRA LLP, S NO 75/1/2 JIVAN NAGAR THATHAWADE MULSHI NEAR SHARAYU TOYOTA SHOWROOM PUNE 411033 time for the due compliance of consent conditions/directions for providing adequate and satisfactory pollution control devices as suggested/stipulated vide letter bearing No. Format1.0/CC/UAN No.0000265141/CE/2601003108 dated 28/01/2026 and as required under the provisions of Air (Prevention and Control of Pollution) Act 1981 (14 of 1981) Water (Prevention and Control of Pollution) Act 1974 (6 of 1974) and / or Environment (Protection) Act 1986 on production of a Bank Guarantee for Rs.10,00,000/- (Rupees Ten Lakh only) we HDFC Bank Ltd. a Banking Company Incorporated Under Companies Act 1956, having their Registered office at HDFC Bank Ltd. HDFC Bank House, C.S. no. 6/242, Senapati Bapat Marg, Lower Parel (W) Mumbai 400018 and acting through its Branch Office at HDFC Bank Ltd., WBO,Fortune Square, Near Deep Bunglow Chowk, Model Colony, Shivaji Nagar, Pune 411 016. at the request of said M/s URWAY INFRA LLP do hereby undertake to pay to the Board an amount not exceeding Rs.10,00,000/- (Rupees Ten Lakh only) against any non compliance of consent conditions/directions or damages etc caused to the Environment by reason of any breach of provisions of said Acts, Notices, letter, instructions etc by the said company/unit/local body.

We HDFC Bank Ltd do hereby undertake to pay the amount due and payable under this guarantee without any demur merely on a demand from the Board that the amount claimed is due for the reason of non fulfillment of undertaking.Non compliance of directions/notices/letters/instructions/issued by the Board/violation of provisions of any of the provisions of Law mentioned hereinabove. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However our liability under this Guarantee shall be restricted to an amount not exceeding Rs.10,00,000/- (Rupees Ten Lakh only).

We undertake to pay to the Board any money so demanded notwithstanding any dispute or disputes raised by the said company/unit in any suit or proceedings pending before any court or Tribunal or Board against the Board relating thereto, our liability under this present being absolute and in equivocal.

The payment so made by us under this agreement shall be valid discharge of our liability and company/unit shall have no claim against us in making such payment.

We HDFC Bank Ltd further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the undertaking/notice/letter etc and that it shall continue to be enforceable till all the dues of Government/ Board under or by virtue of said undertaking/notice/letter etc have been fully paid and it has claimed satisfied or discharged or till Government /Board certified that the terms conditions of the Directions/Undertaking/Notice/letter/any provisions of relevant law have been fully and properly carried out and complied by the said company /unit and accordingly discharges this guarantee.

Unless the demand or a claim under this guarantees is made on us in writing on or before 17-FEB-2032. We shall be discharged from all liability under this guarantee thereafter.

We HDFC Bank Ltd further agree with the Board that the Board shall have the fullest liberty without our consent and notice/letter etc or to extend time of compliance by the said company/unit from time to time or to postpone for any time or from time to time any of the powers exercisable by the Board against the said company/unit and to forbear or enforce any of the terms and conditions relating to the said undertaking/notice/letter etc and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said company/unit or for any forbearance, action commission on the part of the Board of any indulgence by the Board to the company/unit or by any of such matter or thing whatsoever which under the law relating to sureties would but for this provision have effect of discharging us.

This Guarantee will not be discharged due to the change in the constitution of the Bank or the company/Unit.

8. We HDFC Bank Ltd under take not to revoke this guarantee during its currency except with the previous consent of the Board in writing.

Notwithstanding anything contained herein above :

Our liability under this guarantee shall not exceed Rs.10,00,000 (Rupees Ten Lakh only).

This bank guarantee shall be valid upto 17-FEB-2031 and we are liable to pay the guaranteed amount or any part thereof under this bank guarantee only and only if you serve upon us a written claim or demand in terms of the guarantee on or before 17-FEB-2032 failing which the Bank shall stand released and discharged from any liability whatsoever under this Guarantee.

All claims under the guarantee will be payable at HDFC BANK Fortune Square , Near Deep Bunglow Chowk, Model Colony,Shivaji Nagar, Pune 411 016.

This guarantee will be returned to us as soon as the purpose for which it is issued is fulfilled'

The BG Confirmation letter No. GTEE/ _____ is an integral part of the BG No .007GT02260480011 dated 17-FEB-2026.

The BG Confirmation Letter No. GTEE/ 8289 17022026 0031591 is an integral part of the BG No. 007GT02260480011 Date. 2026-02-17

Name :- NAMRATA BANGARU
Designation :- P. B. Authoriser
Emp. Code :- N9117
Branch :- Punawale, Pune-33. (8289)

Name - TEJAS JAMBHALE
Designation - BRANCH MANAGER
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PUNAVALE BR.(8289)PUNE -33