

**Six monthly Compliance  
Report**

For

Expansion of Proposed Residential & Commercial project “BG Aspiro” located  
at

S. no. 151 B/2/2, Ravet, Pune

by

M/s. BG Spaces LLP

(July-December 2023)

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### Point wise Compliance Status

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued EC Identification No. EC23B038MH140073 File No. - - SIA/MH/INFRA2/403573/2022 dated 11.04.2023

**Construction Status**

- 1) A Wing- Under Construction
- 2) B & C Wing- Excavation was initiated

Sr. No.	EC Specific Condition	Reply
1.	It is noted that the project will have the potable water through tankers, PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that No Occupation certificate should be issued unless project have sustainable water supply .	Complied. Tanker agreement Attached as <b>Annexure</b>
2.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places	Noted. As directed, we hereby ensure you that we will provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places & the commitment letter for same has been presented in SEAC-III meeting & attached as <b>Annexure</b>
3.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted and will be Followed
4.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and will be Followed
5.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted and will be Followed
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.	Noted

7.	SEIAA after deliberation decided to grant EC for: FSI: 34672.28 m2, Non-FSI: 17672.56 m2 and Total BUA:52344.84 m2 (Plan approval no-BP/EC/Ravet/12/2022, Date- 12.08.2022.)	Complied
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Sr. No.	EC General Condition	Reply
1.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules,2016.	E-waste will be collected regularly and sequentially given to the MPCB authorized E-waste management agencies.
2.	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.	Water supply & drainage NOC has been obtained from Pimpri Chinchwad Municipal Corporation. <b>Please Refer Annexure for Water NOC and Annexure for Drainage NOC</b> Occupation certificate shall be issued to the project by local planning authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
3.	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.	<b>Noted</b> Please refer <b>Annexure</b> for Environmental Clearance (EC) Copy.
4.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	NOTED
5.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Noted. The height and construction built up area of the proposed construction will be in accordance with the existing FSI/FAR norms of the urban local body commencement certificate to proposed work has been obtained for the proposed survey numbers from Pimpri Chinchwad Municipal corporation.



6.	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.	Consent to Establish has been obtained from MPCB. <b>Please refer Annexure for Consent to Establish Copy</b>
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All sanitary and hygienic measures have been taken on site during Construction phase.
8.	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.	Adequate drinking water and sanitary facilities have been provided to the few construction workers present on the site. Please refer report of quality analysis of provided drinking water.
9.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Solid waste generated on site by workers is taken away by Pimpri Chinchwad Municipal corporation.
10.	Disposal of muck 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 approved sites with the approval of competent authority.	Construction waste (muck) generated will be reused on site for back filing once the construction is in full bloom.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement has been made for the disposal of storm water and drainage management. Disposal of storm water will be in storm drain near site/adjacent river and excess treated water will be disposed in sewer line near site.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top soil excavated during construction activities will be stored and shall be used for landscape development.
13.	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.	Will be complied.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Landscape area to be provided on ground is 10% Also maximum indigenous species has been proposed.

		<b>Tree NOC</b> is attached as <b>Annexure</b>
15.	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.	Soil testing has been carried out <ul style="list-style-type: none"> <li>The Monitoring report for soil is attached as <b>Annexure.</b></li> </ul>
16.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Will be complied during construction stages.
17.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste will be generated during the construction phase.
18.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The DG sets to be used is of Total Nos of DG:320 KVA, complying to Environments (Protection) Rules prescribed for air and noise emission standards.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The storage of diesel will not be more than 50 lit at a time which will be stored in impervious tank. Since the quantity of diesel is less, no NOC is required for the same.
20.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Hired vehicles are in good condition and having pollution check certificates. And operated only during non-peak hour.
21.	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.	Air and noise has been monitored and all the values are within the limits. Monitoring report is attached as <b>Annexure.</b>
22.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification	Not applicable. The project site is not located within the 100 km of Thermal Power Stations.

	of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	
23.	Ready mixed concrete must be used in building construction.	Will be complied
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Appropriate Rain water harvesting system has been proposed for storm water management.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Will be complied when the construction will start in full bloom.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water will not be used for the project.
27.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Will be complied during/after execution of STP. The provision made for STP 1no. 285 KLD for this project. Before commissioning of the STP we will obtain consent to operate from MPCB. The excess treated water generated from STP is used for gardening purpose.
28.	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.	Ground water will not be used for the project.
29.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing is proposed.
30.	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.	Will be complied.
31.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Glass will be used in windows only.
32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate	Will be complied at the time of installation

	thermal insulation material to fulfill requirement.	
33.	<p>Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.</p>	Project proposed to use CFLs/TFLs for common lightning. Lighting power density in compliance with ECBC. Overall energy saving is 21 % Solar water heating system is also proposed to suffice the hot water requirement.
34.	<p>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</p>	Will be complied at the time of installation. HSD fuel is used.
35.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Construction activity will not be carried out during night time. Noise monitoring report is attached as <b>Annexure</b>
36.	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.	Traffic congestion will be avoided. Internal parking will be provided when the construction will be in full bloom.
37.	<p>Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.</p>	Will be complied.
38.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The buildings have been planned with adequate distance for fresh air, light and ventilation.

39.	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.	All the environmental practices will be monitored. An organizational set up will be formed to ensure the effective implementation of mitigation measures.
40.	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 e.	Environmental clearance has been obtained from the Environment Department. Govt. of Maharashtra as per the Environmental Clearance issued vide letter no EC Identification No. EC23B038MH140073 File No. - - SIA/MH/INFRA2/403573/2022 dated 11.04.2023
41.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Complying. Six monthly compliance report has been submitted to regional office of MoEF, Nagpur
42.	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 in Para 2. Prior certification from appropriate authority shall be obtained.	No Occupancy will be given unless all environmental infrastructures are installed and made functional. The excess treated water will be used for gardening purpose. Before commissioning consent to operate is obtained from MPCB.
43.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	Separate OWC has been proposed for management of wet waste. Treated waste is used as manure for gardening purpose. If there is any deviation in proposal, we will approach to SEAC/SEIAA.
44.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	We will obtain consent to operate from MPCB and will submit to local body before commissioning.

45.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Noted and same will be complied before giving the occupancy.
46.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	In case of any change, a fresh appraisal will be made to Environment Department.
47.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment Management cell will be appointed for construction and operation phase.
48.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	provision of funds allocated for environment protection measures/EMP along with item-wise breaks-up is made A) During Construction Phase – Rs. 3,85,500/- B) Operation Phase – Capital cost – 1,63,66,000 /- O/M cost – Rs. 27,99,000/-
49.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	<b>Complied.</b> For Newspaper Advertisement <b>Please refer Annexure</b>
50.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	six monthly compliance has been submitted. We will be regularly submitting half yearly compliance reports.
4	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.	Copy of clearance letter is Submitted to the local authority.
5	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of	status of compliance of the stipulated EC conditions, including results of monitored data is submitted

	monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB
6	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.	Will be complied during operation including phase.
7	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.	Will be complied.
8	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
9	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.	Noted
10	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Noted

11	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	Noted
12	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted
13	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
4	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted



### Data Sheet

1.	Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify)	Construction Project
2.	Name of the Project	Expansion of Proposed Residential & Commercial project “BG Aspiro” located at S. no. 151 B/2/2, Ravet, Pune by M/s. BG Spaces LLP
3.	Clearance Letter (s) / OM No. and date	EC Identification No. EC23B038MH140073 File No. - - SIA/MH/INFRA2/403573/2022 dated 11.04.2023
4.	Location  a. District (s) b. State (s) c. Latitude d. Longitude	S. no. 151 B/2/2, Ravet, Pune  Co-ordinates –  Latitude: 18°39'33.29"N  Longitude: 73°45'9.47"E
5.	Address for correspondence  a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers): &  Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Rishikesh Garud, M/s. BG Spaces LLP  Sector 29, Plot-87, PCNTDA, Ravet
6.	Salient features  a. Of the Project	Total Plot Area: 9815.09 sq. m  FSI Area: 34672.28 sq. m  Non FSI Area: 17672.56 sq. m  Total Construction Area: 52344.85 sq. m
	b. Of the Environmental Management Plan	STP of total 285 KLD will be provided for the sewage generation of 270 KLD. Capital Cost: 71,26,000/- O & M: 8,55,000/- RWH Tank of total capacity: N/A Capital Cost: 5.00 Lakhs O & M: 0.50 Lakhs/year OWC: Dry waste of total capacity 484 kg/day Wet waste of total capacity 704 kg/day and

7.	Break up of the Project area  a. Submergence Area: Forest & Non Forest b. Others	Not Applicable
	a. Total Plot Area	9815.09 sq. m
	b. Built - Up Area (Including Road)	52344.85sq. m
	c. Open Space available	941.59 Sq. m
	d. Green belt area	941.59 Sq. m
8.	Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan  a. SC, ST/Adivasis b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	Not Applicable
9.	Financial Details	235 Cr.
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	<b>Construction phase:</b> 1. Construction Phase – Rs. 3,70,500/-  2. Operation Phase -  a. Capital Cost – Rs. 1,63,66,000/-  b. O & M Cost – Rs. 27,99,000/-
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Not Applicable
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	-----

	e. Actual expenditure incurred on the Project so far	-----
	f. Actual expenditure incurred on the Environmental Management Plan so far	-----
10.	<p>Forest land requirement</p> <p>a. The status of approval for diversion of Forestland for non-forestry use</p> <p>b. The Status of clearing felling</p> <p>c. The status of compensatory Afforestation programme in the light of actual field experience</p>	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p>	--
	b. Date of completion (Actual and/or Planned)	2028
13.	Reasons for the delay if the project is yet to start	Not Applicable
14.	<p>Dates of site visits</p> <p>a. The dates on which the Project was monitored by Regional Office on previous occasions, if any</p>	Not Applicable
	b. Date of site visit for this monitoring Report	
15.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p>	<p>EC Identification No. EC23B038MH140073 File No. - - SIA/MH/INFRA2/403573/2022 dated 11.04.2023</p>



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

To,

The Designated Partner  
 BG SPACES LLP  
 Sector No-29, Plot No-87, PCNTDA, Ravet. -412101

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/403573/2022 dated 19 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC23B038MH140073</b>   |
| 2. File No.                                | SIA/MH/INFRA2/403573/2022   |
| 3. Project Type                            | New   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects                                       |
| 6. Name of Project                         | Proposed Residential and Commercial Project "BG Aspiro" by M/s. BG Spaces LLP |
| 7. Name of Company/Organization            | BG SPACES LLP   |
| 8. Location of Project                     | MAHARASHTRA   |
| 9. TOR Date                                | N/A   |

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

Date: 11/04/2023

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

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

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## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/403573/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. BG Spaces LLP  
151B/2/2, Ravet, Pune

Subject: Environmental Clearance for Proposed Residential and Commercial Project "BG Aspiro" 151B/2/2, Ravet, Pune by M/s. BG Spaces LLP

Reference: Application no. SIA/MH/INFRA2/403573/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 159<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257<sup>th</sup> meeting (Day-2) of State Level Environment Impact Assessment Authority (SEIAA) held on 03.03.2023.

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

1.	Proposal Number	<SIA/MH/INFRA2/403572/2022>	
2.	Name of Project	Proposed Residential and Commercial Project "BG Aspiro"	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. BG Spaces LLP.
		Regd. Office address	Sector No-29, Plot No-87, PCNTDA, Ravet
		Contact number	9730074875
		e-mail	<a href="mailto:bgspacesllp@gmail.com">bgspacesllp@gmail.com</a>
6.	Consultant	QCI NABET Accredited NABET/ENV/ACO/20/1501	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	151B/2/2, Ravet, Pune by M/s. BG Spaces LLP	
10.	Latitude and Longitude	Latitude - 18°39'33.14"N Longitude - 73°45'9.65"E	
11.	Total Plot Area (m2)	9815.09	
12.	Deductions (m2)	412.37	
13.	Net Plot area (m2)	9402.72	
14.	Proposed FSI area (m2)	34672.28	
15.	Proposed non-FSI area (m2)	17672.56	
16.	Proposed TBUA (m2)	52344.85	

17.	TBUA (m2) approved by Planning Authority till date	NA																												
18.	Ground coverage 46.34%	4357.30																												
19.	Total Project Cost (Rs.)	Rs.107,18,00,000/-																												
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan																												
21.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>																													
	<table><tr><th>Building Name</th><th>Building Configuration</th><th>Height (m)</th></tr><tr><td>WING A</td><td>B+P+Podium+17 floors</td><td>54.45</td></tr><tr><td>WING B</td><td>B+P+Podium+17 floors</td><td>54.45</td></tr><tr><td>WING C</td><td>B+P+Podium+17floors</td><td>54.45</td></tr><tr><td>WING D</td><td>B +G/P+Podium+ 17floors</td><td>54.45</td></tr><tr><td>Club House</td><td>G+1</td><td>6.45</td></tr></table>	Building Name	Building Configuration	Height (m)	WING A	B+P+Podium+17 floors	54.45	WING B	B+P+Podium+17 floors	54.45	WING C	B+P+Podium+17floors	54.45	WING D	B +G/P+Podium+ 17floors	54.45	Club House	G+1	6.45											
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22.	Total number of tenements	Flats- 436 flats Shops- 11 shops																												
23.	Water Budget	<table><tr><th colspan="2">Dry Season (CMD)</th><th colspan="2">Wet Season (CMD)</th></tr><tr><td>Fresh Water</td><td>207.00</td><td>Fresh Water</td><td>207.00</td></tr><tr><td>Recycled for Garden</td><td>6.00</td><td>Recycled for Garden</td><td>0</td></tr><tr><td>Swimming Pool</td><td>0</td><td>Swimming Pool</td><td>0</td></tr><tr><td>Flushing</td><td>105.00</td><td>Flushing</td><td>105.00</td></tr><tr><td>Total</td><td>318.00</td><td>Total</td><td>312.00</td></tr><tr><td>Waste water generation</td><td>270.00 KLD</td><td>Waste water generation</td><td>270.00 KLD</td></tr></table>	Dry Season (CMD)		Wet Season (CMD)		Fresh Water	207.00	Fresh Water	207.00	Recycled for Garden	6.00	Recycled for Garden	0	Swimming Pool	0	Swimming Pool	0	Flushing	105.00	Flushing	105.00	Total	318.00	Total	312.00	Waste water generation	270.00 KLD	Waste water generation	270.00 KLD
Dry Season (CMD)		Wet Season (CMD)																												
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24.	Water Storage Capacity for Firefighting / UGT	UGWT –300 KLD																												
25.	Source of water	Pune Municipal Corporation																												
6.	Rainwater Harvesting (RWH)	<table><tr><td>Level of the Ground water table</td><td>Pre-Monsoon:-22m Post Monsoon:-15m</td></tr><tr><td>Size and no of RWH tank(s) and Quantity:</td><td>NA</td></tr><tr><td>Quantity and size of recharge pits:</td><td>5 nos. of pits (2 m x 2 m x 2 m)</td></tr><tr><td>Details of UGT tanks if any:</td><td>Domestic - 224 Cu.m Drinking - 86 Cu.m Fire - 300 Cu.m</td></tr></table>	Level of the Ground water table	Pre-Monsoon:-22m Post Monsoon:-15m	Size and no of RWH tank(s) and Quantity:	NA	Quantity and size of recharge pits:	5 nos. of pits (2 m x 2 m x 2 m)	Details of UGT tanks if any:	Domestic - 224 Cu.m Drinking - 86 Cu.m Fire - 300 Cu.m																				
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Quantity and size of recharge pits:	5 nos. of pits (2 m x 2 m x 2 m)																													
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27.	Sewage and Wastewater	<table><tr><td>Sewage generation in CMD:</td><td>270KLD</td></tr><tr><td>STP technology:</td><td>MBBR</td></tr></table>	Sewage generation in CMD:	270KLD	STP technology:	MBBR																								
Sewage generation in CMD:	270KLD																													
STP technology:	MBBR																													

		Capacity of STP (CMD): 285 KLD			
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8	Handover to authorized vendor	
		Wet waste:	12	Handover to authorized vendor	
		Construction waste	20	Handover to authorized vendor	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	484	Handover to SWACH	
		Wet waste:	704	Organic Waste composter	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3.61 kg/day	Handover to authorized vendor	
		STP Sludge (dry)		Used as manure	
30.	Green Belt Development	Total RG area (m2):	941.59 sq m		
		Existing trees on plot:	02		
		Number of Proposed trees	123		
		Number of trees to be cut:	00		
		Number of trees to be transplanted:	00		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	116.25 KVA		
		During Operation phase (Connected load):	2391KW		
		During Operation phase (Demand load):	1245 KW		
		Transformer:	(02X 630 KVA+01X315)Nos.		
		DG set:	(1+ X 320KVA )		
		Fuel used:	HSD		
32.	Details of Energy saving	Energy saving using Low Loss Transformer Against Conventional Transformer			0.
		Energy Saving using Solar Water Heater Against Electrical Water Heater.			6.
		Energy Saved by Solar PV			2.
		Energy Saved by Automatic Timer logic controller for lighting Control Against No timer Control			1.
		Energy Saved by Using VFD for Lift against conventional drive			11.
		Total Energy Saving in Project In % by Energy saving measures			21.
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Lac)	
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, Labor Safety Equipment's and trainings+ CER Activity	3,00,000	
		O&M	Water, Noise, soil, air monitoring & Monitoring cell	1,85,600	

34.	Environmental Management plan Budget during Operation phase	Component		Details		Capital (Lac.)	O&M (Lac./Y)	
		Sewage Treatment		1 no STP cost considered		71.26	8.55	
		Rain Water Harvesting		4 .No. of RWH Pits		5.00	0.5	
		Solid Waste Management		To assure proper treatment of Wet Waste, OWC will be provided		18.75	4.69	
		Green Belt Development		Landscaping, tree & shrub plantation		9.10	2.40	
		Biomedical waste management Plan		Biomedical Waste Management Plan		-	1.00	
		Monitoring cell		Environment Monitoring Cell		-	1.85	
		Energy Saving		With all said energy saving measures like solar PV panels, hot water, low loss transformer, solar lightning		44.55	8.91	
		Environmental Monitoring		Air, Noise, Water, Effluent tests as per government norms		-	1.85	
				Disaster Management Cost		Lightning Arrestor Installation & Budget for Emergency, First Aid Kit, Safety equipment's,		-
		Swimming Pool		-		-	-	
35.	Traffic Management	Type	Required as per DCR		Actual Provided		Area per parking (m2)	
		4-Wheeler	241		320		12.5	
		2-Wheeler	1180		1226		2.0	
		Bicycles	-		-		-	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	NA						

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257<sup>th</sup> meeting (Day-2) 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. It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI area - 34672.28 m<sup>2</sup>, Non FSI area - 17672.56 m<sup>2</sup> and total BUA - 52344.84 m<sup>2</sup>. (Plan approval No. B.P./EC/Ravet /12/2022 dated 12/8/22)

**General Conditions:**

**a) Construction Phase :-**

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

consultation with Ground Water Authority.

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

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the

company in the public domain.

**C) General EC Conditions:-**

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

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

**Signature Not Verified**  
Digitally signed by Shri Pravin C.  
Darade , I.A.S.  
Member Secretary  
Date: 4/11/2023 4:33:45 PM

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000148541/CE/2301002372

Date: 31/01/2023

To,  
M/s.BG SPACES LLP "BG Aspiro",  
S.No. 15/B/2/2, Ravet,  
Tal. Haveli, Dist. Pune.



Your Service is Our Duty

**Sub: Consent to Establish for building construction Project granted under Red Category.**

**Ref:** Minutes of 26th Consent Committee Meeting held on 22.12.2022.

Your application NO. MPCB-CONSENT-0000148541

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

- The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.**
- The capital investment of the project is Rs.107.17 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for building and construction project named as M/s.BG Spaces LLP, "BG Aspiro" by Survey no 151B/2/2, Ravet, Tal: Haveli, Dist: Pune on Total Plot Area of 9815.09 SqMtrs for construction BUA of 52344.85 SqMtrs including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	257	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

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	D.G Set 320 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	484 Kg/Day	Segregation	Sold to Authorized Preprocessor
2	Wet Waste	704 Kg/Day	OWC	Used as manure
3	STP Sludge	41.49 Kg/Day	Drying	Used as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. PP shall obtain Environmental Clearance for proposed activity. PP shall not take any effective steps towards the construction without obtaining Environmental Clearance from competent Authority.
  9. PP shall comply with the conditions stipulated C to E and shall submit BG of Rs. 10 Lakhs towards compliance of the same
  10. PP shall install online monitoring system to the O/L of STP for monitoring pH, BOD, SS and flow
  11. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and discharged into municipal sewer.
  12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
  13. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016.
  14. PP shall provide charging ports for electric vehicles in at least 40 % of total available parking area.
  15. PP shall take adequate measures to control the dust emissions and noise level during construction phase
  16. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of C to E.
  17. PP shall obtain Environmental Clearance for the proposed activity and PP shall not take any effective step towards the construction without obtaining Environmental Clearance & Project proponent shall submit Bank Guarantee of Rs. 10 Lakhs towards compliance of consent conditions
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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**Signed by: Dr. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-01-31 15:10:23 IST



**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	214340.00	MPCB-DR-14457	20/09/2022	NEFT

**Copy to:**

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



### **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 **285 CMD for treatment of domestic effluent of 257 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	312.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## SCHEDULE-II

### Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	D.G Set 320 KVA	Acoustic Enclosure	5.00	HSD 84 Ltr/Hr	1	SO <sub>2</sub>	40.32 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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	Consent to Establish	Rs. 10 Lakh	15 days	Compliance of consent conditions	Commissioning of the Unit	Commissioning of the Unit

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

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

### BG Forfeiture History

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

**BG Return details**

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

**SCHEDULE-IV****Conditions during construction phase**

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

**General Conditions:**

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

- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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# पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)  
पाणीपुरवठा विभाग, ब-क्षेत्रीय कार्यालय, लिंक रोड, एल्यो कंपनी आवार, चिंचवड, पुणे-३३.

Email - [bward@pcmcindia.gov.in](mailto:bward@pcmcindia.gov.in) Website - [www.pcmcindia.gov.in](http://www.pcmcindia.gov.in)

दुरध्वनी क्रमांक - ०२०-२७३५०१५३

जावक क्र. - बक्षेका/पापुटे.क्र. १०५०१/२७०/२०२२

दिनांक - ३०/०८/२०२२

प्रति,

आर्कि. विशाल बाफना  
केदार अपार्टमेंट, स.नं. २८४/१अ/१,  
सुदर्शननगर, चिंचवड, पुणे - ३३

**विषय -** मौजे रावेत, येथील श्री. शिवाजी ग. भोंडवे व इतर २ तर्फे बीजी. स्पेसेस एल.एल.पी. तर्फे भागीदार श्री. रिषीकेश रामचंद्र गरूड व श्री. रविंद्र तुकाराम बांदल तर्फे आर्कि. विशाल बाफना यांच्या प्रस्तावित गृहप्रकल्पास पाणीपुरवठा विभागाकडील पर्यावरण ना हरकत प्रमाणपत्र मिळणेबाबत...

**संदर्भ -** १) श्री. शिवाजी ग. भोंडवे व इतर २ तर्फे बीजी. स्पेसेस एल.एल.पी. तर्फे भागीदार श्री. रिषीकेश रामचंद्र गरूड व श्री. रविंद्र तुकाराम बांदल तर्फे आर्कि. विशाल बाफना यांचा दि. १७/०८/२०२२ रोजीचा अर्ज.

उपरोक्त विषयास अनुसरून संदर्भीय पत्रान्वये आपण नियोजित गृहसंकुल आदेश जा. क्र. वीपी/०५/कावि/१८६/२०२१, दि.२४/०५/२०२१ अन्वये स.नं. १५१बी/२/२ (पी), रावेत येथील श्री. शिवाजी ग. भोंडवे व इतर २ तर्फे बीजी. स्पेसेस एल.एल.पी. तर्फे भागीदार श्री. रिषीकेश रामचंद्र गरूड व श्री. रविंद्र तुकाराम बांदल तर्फे आर्कि. विशाल बाफना यांच्या प्रस्तावित गृहप्रकल्पास पर्यावरण ना हरकत प्रमाणपत्रासाठी दाखला मिळणेबाबत अर्ज केला आहे. सदर प्रस्तावित गृहसंकुलामध्ये विंग ए, बी, सी, डी एकुण ४३६ सदनिका निवासी वापरासाठी ९० लि. क्षमता प्रतिदिनी व बिल्डींग डी बिगर निवासी ५७३.६७ चौ.मी वापरासाठी २५ लि. क्षमता प्रतिदिनी एकूण २००९७५ लि. पाणी लागणार आहे. तसेच विकसकास महानगरपालिकेच्या जलवाहिनीपासून आवश्यक त्या व्यासाची जलवाहिनी त्यांच्या जमिनीखालील टाकीपर्यंत स्वखर्चाने टाकावी लागेल. सदर प्रकल्पाचे बांधकाम पूर्ण झालेनंतर महानगरपालिकेकडील पाण्याच्या उपलब्धतेप्रमाणे व त्यावेळच्या महानगरपालिका धोरणानुसार पाणीपुरवठा करणेत येईल. सदरचा दाखला विंग ए, बी, सी, डी एकुण ४३६ सदनिका निवासी क्षेत्रफळ ३४०९८.६१ चौ.मी. व बिल्डींग डी बिगर निवासी ५७३.६७ चौ.मी करिता देणेत येत आहे. (प्लॉटचे क्षेत्रफळ ९८१५.०९ चौ.मी.) तसेच सदर गृहप्रकल्पाचे मालक श्री. शिवाजी ग. भोंडवे व इतर २ तर्फे बीजी. स्पेसेस एल.एल.पी. तर्फे भागीदार श्री. रिषीकेश रामचंद्र गरूड व श्री. रविंद्र तुकाराम बांदल यांचेकडे मनपाची कुठलीही थकबाकी असल्यास अथवा भविष्यकाळात तसे निदर्शनास आल्यास थकबाकी भरणेची पूर्ण जबाबदारी ही मालक श्री. शिवाजी ग. भोंडवे व इतर २ तर्फे बीजी. स्पेसेस एल.एल.पी. तर्फे भागीदार श्री. रिषीकेश रामचंद्र गरूड व श्री. रविंद्र तुकाराम बांदल यांची राहिल.

महापालिकेकडील टप्पा क्र.५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पूर्ण होईपर्यंत मनपास पूर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही याबाबत आपणाकडून रु.५००/- च्या Stamp Paper क्र. ३५३४, दि.१३/०७/२०२२ रोजी हमीपत्र लिहून घेण्यात आलेले आहे. हमीपत्रात नमूद केल्याप्रमाणे सदनिका धारकांना मनपाकडील टप्पा क्र.५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पूर्ण होईपर्यंत आपणातर्फे स्वखर्चाने पाणीपुरवठा करण्याच्या अटी व शर्तीस अनुसरून सदर पर्यावरण ना हरकत प्रमाणपत्र देण्यात येत आहे.

सदरचे प्रमाणपत्र पर्यावरण ना हरकत प्रमाणपत्रासाठी देणेत येत असून प्रत्यक्षात बांधकाम परवानगी घेते वेळेस सदर गृहप्रकल्पाबाबत सविस्तर माहिती आपलेकडून मिळणे अपेक्षित आहे व सदरची सविस्तर माहिती मिळालेनंतर बांधकाम परवानगीसाठी वेगळे ना हरकत प्रमाणपत्र देणेत येईल

कार्यकारी अभियंता

पाणीपुरवठा विभाग, ग्रॅन्विटी

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - १८.





पिंपरी चिंचवड महानगरपालिका पिंपरी १८  
"ब" क्षेत्रीय कार्यालय, जलनिःसारण विभाग,  
क्र/जनि.बधे/TBdrainage/0361 २०२२  
दि. ०६/१०/२०२२

प्रति,

श्री.शिवाजी भोंडवे व इतर २ तर्फे बी.जी. स्पेस एल.एल.पी तर्फे  
भागीदार श्री. रिचिकेश गरुड श्री.रवींद्र बांदल श्री.सुजय भोंडवे तर्फे  
आर्कि. विशाल बाफना  
सर्वे नं. 151B/2/2(P) रावेत, पुणे

विषय: -इमारतीच्या अंतर्गत जलनिःसारण व्यवस्थासाठी सुधारित पर्यावरण ना  
हरकत दाखला देण्याबाबत  
संदर्भ: -१) आपला दि. १७/०८/२२ रोजीचा अर्ज

महोदय,

आपण दिनांक १७/०८/२२ रोजी पर्यावरण ना हरकत प्रमाणपत्रासाठी जलनिःसारण विभागाचा ना हरकत दाखला मिळणेकामी अर्ज केला आहे. सदर गृहप्रकल्प श्री.शिवाजी भोंडवे व इतर २ तर्फे बी.जी. स्पेस एल.एल.पी तर्फे भागीदार श्री. रिचिकेश गरुड श्री.रवींद्र बांदल श्री.सुजय भोंडवे तर्फे आर्कि. विशाल बाफना यांचा सर्वे नं. 151B/2/2(P) रावेत येथे असून आपण नकाशात सादर केलेप्रमाणे भुखंडाचे क्षेत्र - 9815.09 चौ. मी. एवढे असून एकूण बांधकाम क्षेत्र-34672.28 चौ.मी. पैकी व्यापारी बांधकाम क्षेत्र -573.67.00 चौ.मी. व EC साठीचे एकूण बांधकाम क्षेत्र- 34672.28 चौ.मी. असून गृहप्रकल्पामध्ये बिल्डिंग ए-99, बिल्डिंग बी -139, बिल्डिंग सी -99, बिल्डिंग डी -99 असे एकूण 436 निवासी सदनिकांचे नियोजन आहे.

प्रस्तुत प्रकरणी आपणास कळविणेत येते की महानगरपालिकेच्या जलनिःसारण ना हरकत दाखल्यामध्ये नमुद केल्यानुसार सदर गृहप्रकल्पासाठी महाराष्ट्र प्रदुषण नियंत्रण मंडळाचे अटी व शर्तीनुसार आवश्यक क्षमतेचा मैलाशुद्धीकरण प्रकल्प बांधणेत यावा. तसेच महाराष्ट्र प्रदुषण नियंत्रण मंडळाकडून Consent to Establish व Consent to Operate घेणेत यावा. सदर मैलाशुद्धीकरण केंद्रामध्ये गृहप्रकल्पातील मैलापाणी प्रक्रिया करून प्रक्रियायुक्त पाणी बागकाम व फलशिंगकरीता वापरण्यात यावे व प्रक्रियायुक्त पाण्याचा पुर्नःवापर करून उरलेले पाणी मनपाचे ड्रेनेज लाईनला जोडणेसाठी मनपातर्फे परवानगी देणेत येईल.

सबब आपण सादर केलेल्या अर्जास अनुसरून व खालील दिलेल्या अटीस अधिन राहून पर्यावरण ना हरकत प्रमाणपत्रासाठी सदरचा ना हरकत दाखला देणेत येत आहे.

- १) सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी प्राप्त करावयासाठी करावयाचा आहे.
- २) सदरचा दाखला हा अर्जदारास मनपाचे ड्रेनेज लाईनला जोडणेची परवानगी नसून अर्जदाराने त्यासाठी स्वतंत्रपणे रितसर मनपाची परवानगी घेणे बंधनकारक राहील.
- ३) बांधकाम परवानगीसाठी या विभागाकडील ना हरकत दाखला मिळणेसाठी स्वतंत्र अर्ज करावा.
- ४) सदर भूखंडच्या बाजूला मनपाची जलनिःसारण नलिका अस्तित्वात आहे.

  
उपअभियंता

"ब" क्षेत्रीय कार्यालय, जलनिःसारण विभाग,  
पिंपरी चिंचवड महानगरपालिका  
पिंपरी १८

Date: 21<sup>th</sup> Sep 2022

To,  
BG Spaces LLP  
Sector No-29, Plot No-87, PCNTDA, Ravet, Pune, Maharashtra 412101

Sub:- Facilitating Solid Waste Management at your Commercial/Residential "BG Aspiro" situated at 151B/2/2, Ravet, Pune, Maharashtra

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

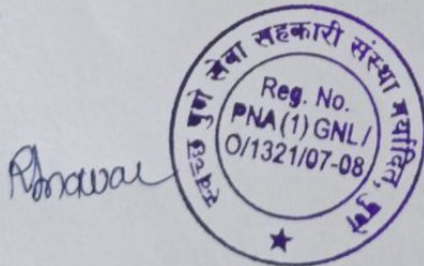
SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **483 Kg/Day, E Waste — 210 Kg/Month**) from your registered project "BG Aspiro" situated at 151B/2/2, Ravet, Pune, Maharashtra through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 704 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,



For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

21<sup>th</sup> Sep 2022





महाराष्ट्र MAHARASHTRA

2022

BS 054870

अनु.क्र. ५६९६ दि. २०/०९/२०२२ मु.मु.रकम ५००/-

दस्तावा प्रकार वेस्ट कोलेक्शन बाबत करार  
दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव मे.बी.जी. स्वेक्स टाऊन एलपी  
फ्ला सेक्टर नंबर २८ प्लॉट नंबर २८ रोडवेल जे ९.

दस्तावा पक्षकाराचे नांव स्वच्छ पुर्व सेवा सह. संस्था मर्या.

हस्ते पक्षकीचे नांव व पत्ता सतीश विलास नवल कोवत  
ज्ये

सी. सुजाता जोकाशी

मुद्रांक विकत घेणाऱ्याची सही परवाना क्र. २२०१०४५

३२, तुमथ सोता, कोथरुड, पुणे-१८.

ज्या कारणासाठी ज्यांनी मुद्रांक घेतली केला, त्यांनी त्याच कारणासाठी मुद्रांक

घेतले केलेबाबत ६ महिन्यात बाबतचे बंधनकारक आहे.



14 SEP 2022

पथम मुद्रांक लिपीक  
कोषागार पुणे करिता



### AGREEMENT

This Agreement ("Agreement") is entered into as on 20/09/2022

### Between

M/s. BG Spaces LLP, a registered Partnership Firm having its registered office at Sector No-29, Plot No-87, PCNTDA, Ravet, Pune, Maharashtra 412101 (herein after referred to as the "Developer") Party No.1





AND

**SWaCH Pune Seva Sahakari Sanstha Maryadit**, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "**Party No. 2**"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of **Proposed Residential & Commercial Project "BG Aspiro"** situated at 151B/2/2, Ravet, Pune, Maharashtra 411033 (herein after referred to as the "**said Site**").

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

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

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

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (**Quantity- 483 Kg/Day, E waste- 210 Kg/Month**) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.

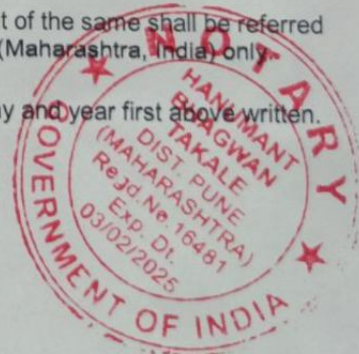
M/s. BG Spaces LLP.

Through .....

*[Signature]*



(Developer)



SWaCH Cooperative,

Through .....

*[Signature]*



(Party No. 2)

BEFORE ME

*[Signature]*

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

AT SR. NO. 1448/2022  
DATE 21 SEP 2022

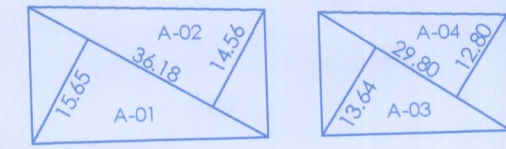


Sanctioned No. B.P/EC/Ravet/12/2022  
 Subject to conditions mentioned in the  
 Office Order No.  
 a/c dated 12/08/2022  
 Pimpri  
 Date: 12-08-2022

O. C. Signed by  
 City Engineer

City Engineer  
 Building Permission Dept.  
 P.C.M.C., Pimpri, Pune-18.

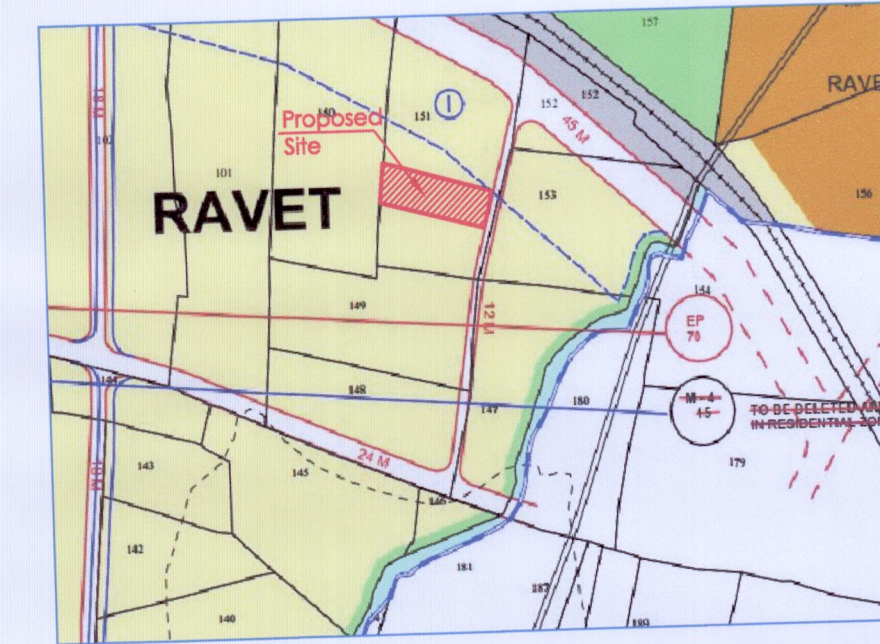
FORM OF STATEMENT - 1 [Sr no. 8(a) (iii)]				
EXISTING BUILDING TO BE RETAINED				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA



OPEN SPACE  
 (Scale - 1:1000)

ROAD WIDENING  
 (Scale - 1:1000)

PLOT AREA (Scale - 1:1000)



LOCATION MAP

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
CALCULATION	COMM. (GR) - 573.67/3 x 45 = 8605.05		
	RESL. (D) - 436(T) x 5 x 135 = 294300		
OHWT	RESL + COMM. 302905.05	75000.00	
	FIRE REQ. 100000.00		
	TOTAL 402905.05		
UGWT	RESL + COMM. 454357.58	125000.00	
	FIRE REQ. 300000.00		
	TOTAL 754357.58		

OPEN SPACE AREA CALCULATION		
TRIANGLE		AREA
A-01	0.5 x 36.18 x 15.65	283.11
A-02	0.5 x 36.18 x 14.56	263.39
A-03	0.5 x 29.80 x 13.64	203.24
A-04	0.5 x 29.80 x 12.80	190.72
TOTAL		940.45

ROAD WIDENING AREA CALCULATION		
TRIANGLE		AREA
A-01	0.5 x 61.34 x 6.96	213.53
A-02	0.5 x 61.34 x 6.48	198.83
TOTAL		412.37

PLOT AREA CALCULATION		
TRIANGLE		AREA
A-01	0.5 x 73.00 x 32.64	1191.36
A-02	0.5 x 87.61 x 13.17	576.91
A-03	0.5 x 87.61 x 38.34	1679.48
A-04	0.5 x 88.50 x 39.17	1733.27
A-05	0.5 x 88.50 x 38.62	1708.94
A-06	0.5 x 79.25 x 34.42	1363.89
A-07	0.5 x 79.25 x 39.40	1561.23
TOTAL		9815.09

PROPOSED - BUILDING WISE FSI STATEMENT				
BUILDING	FSI AREA AS PER P-LINE	SURRENDER AREA	TENEMENTS	TOTAL P-LINE AREA
COMMERCIAL	8166.89	0.00	99	8166.89
B-WING	9093.27	2281.65	139	9093.27
C-WING	8716.64	0.00	99	8716.64
D-WING	573.67	8121.82	99	8695.49
TOTAL	573.67	34098.62	436	34672.29

BUILDING WISE FSI AND NON-FSI STATEMENT									
SR.NO		FSI (P-LINE) AREA			NON FSI AREA				
		COMMERCIAL (P-LINE)	RESIDENTIAL (P-LINE)	SURRENDER AREA (P-LINE)	OTHER	REFUGE	PARKING GROUND	LIFT	TOTAL
1	A-WING	8166.88	-	-	97.77	482.00	15.15	-	99
2	B-WING	9093.27	-	-	152.37	678.72	16.01	-	99
3	C-WING	8716.64	2281.65	-	102.96	512.78	16.01	-	99
4	D-WING	573.67	8121.82	-	97.50	482.63	15.15	-	99
5	CLUB HOUSE - 01	-	-	-	81.40	-	-	-	-
6	O.H. WATER TANK	-	-	-	149.82	-	-	-	-
7	U.G. WATER TANK	-	-	-	211.05	-	-	-	-
8	TRANSFORMER ROOM	-	-	-	81.20	-	-	-	-
9	OWC	-	-	-	48.00	-	-	-	-
10	D.G.SET	-	-	-	15.02	-	-	-	-
11	S.T.P.	-	-	-	140.00	-	-	-	-
12	BASEMENT PARKING	-	-	-	7512.25	-	-	-	-
13	PODIUM PARKING	-	-	-	4683.12	-	-	-	-
14	P-LINE TOTAL	573.67	34098.61	2281.65	12721.86	450.60	2156.13	62.32	34672.28
15	NON FSI TOTAL	-	-	-	-	-	-	-	-
16	TOTAL	-	-	-	-	-	-	-	-

PARKING CALCULATION (NON-CONGESTED)							
TYPE	CARPET AREA/ FSI	TENEMENT (NOS)		CAR (NOS)		SCOTTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	3	0
RESIDENTIAL	80 - <150	1	0	1	0	3	0
RESIDENTIAL	40 - <80	2	436	1	218	5	1090
RESIDENTIAL	30 - <40	2	0	1	0	2	0
RESIDENTIAL	0 - <30	2	0	0	0	4	0
ADDITION 5% VISITORS PARKING					11		55
COMMERCIAL	100		573.67	2	12	6	35
TOTAL REQD. (NOS)					241		1180
TOTAL REQD. AREA					3011.25		2359.00
TOTAL PROP. AREA					243		1190
TOTAL PROP. AREA					5417.50		

ANCILLARY FSI CALCULATION:  
 COMMERCIAL AREA IN BLDG. = 573.67  
 ANCILLARY FSI = 1.8  
 THEREFORE, 573.67/1.8 = 318.70  
 318.70 x 0.8 = 254.96  
 COMM. PERM. ANCILLARY = 254.96  
 PERM. B.U.P. - (COMM. B.U.P./1.8)  
 21630.34 - 318.70 = 21311.64  
 RES. PERM. ANCILLARY = 21311.64 x 0.6 = 12786.98  
 RES. PERM. ANCILLARY = 12786.98  
 TOTAL PERM. ANCILLARY = 254.96 + 12786.98 = 13041.94

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	9815.09
(a)	As per ownership document (7/12, CTS extract)	10300.00
(b)	As per measurement sheet	9815.09
(c)	As per site	9856.93
2	Deductions for	
(a)	Prop. D.P./D.P. Road widening Area/Service Road/ Highway widening	412.37
(b)	Any D.P. Reservation area	412.37
(Total a+b)		9402.72
3	Balance area of plot (1-2)	9402.72
4	Amenity Space (if applicable)	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	9402.72
5	Net Plot Area (3-4)	9402.72
6	Recreational Open space (if applicable)	940.27
(a)	Required -	941.59
(b)	Proposed -	0.00
7	Internal Road area	
8	Plotable area (if applicable)	
9	Build up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI)	10342.99
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TCD Zone.	4907.55
(b)	Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	824.74
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)], if any	0.00
(c)	TDR area	5555.06
(d)	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	6379.80
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	21630.34
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge	13041.94
(c)	Proposed Ancillary Area FSI	13041.94
(d)	Total entitlement (a+b)	34672.28
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	
15	Total Built-up Area in proposal (excluding area of Sr.No.17 b)	
(a)	Proposed Built-up Area (as per P-Line)	34098.61
(b)	Residential	573.67
(c)	Commercial	34672.28
(d)	Total	
16	F.S.I. Consumed (15/13)(should not be more than serial No.14 above)	1.00
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	2088.60
(b)	Proposed	2281.65

# CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR MY AUTHORIZED PERSON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / P.S. SCHEME RECORD (LAND RECORD DEPT. / CITY SURVEYOR'S RECORDS).

## OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

MR. RISHIKESH GARUD  
 MR. SUJAY S. BHONDVE  
 MR. RAVINDRA T. BANDAL

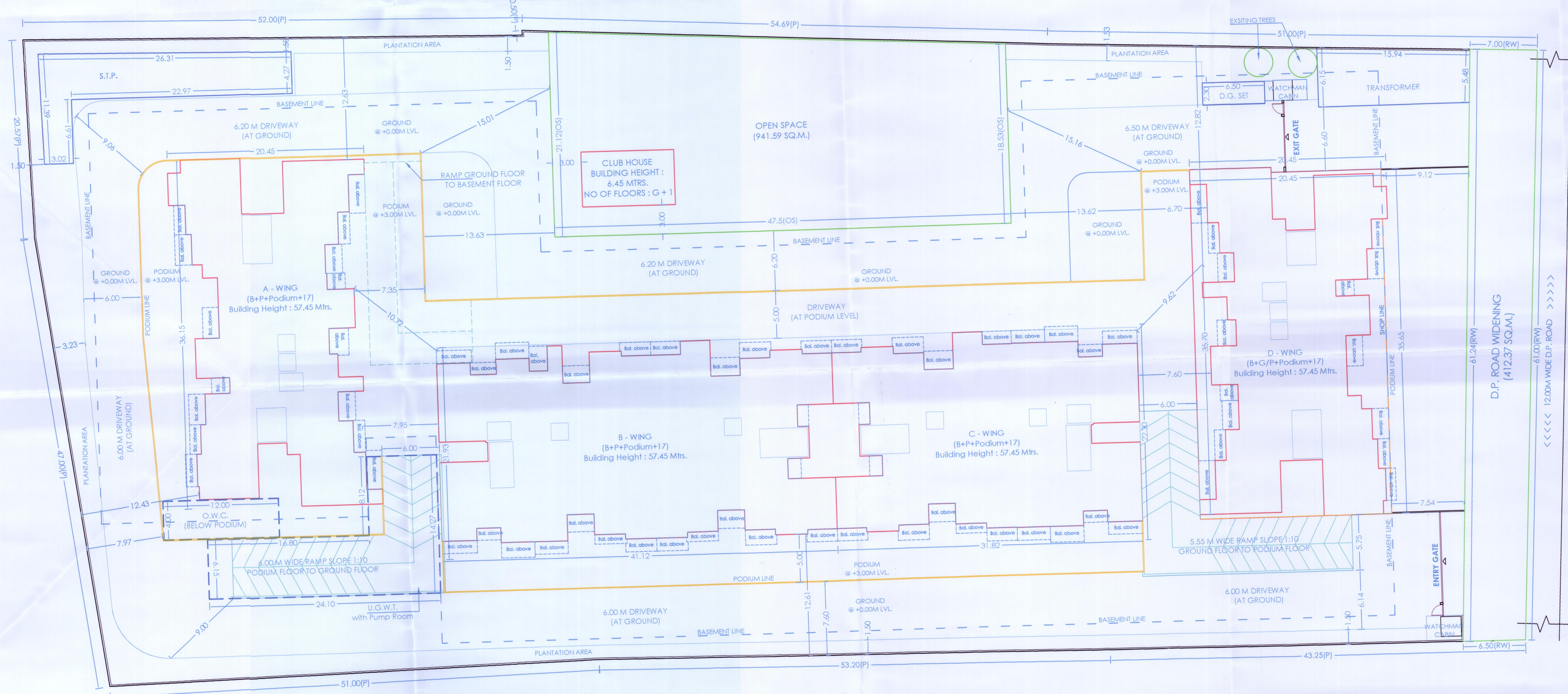
LEGEND  
 PLOT BOUNDARY SHOWN BLACK  
 PROPOSED WORK SHOWN RED  
 DRAINAGE LINE SHOWN RED DOTTED  
 WATERLINE SHOWN BLACK DOTTED  
 EXISTING TO BE RETAINED HATCHED  
 DEMOLITION SHOWN HATCHED YELLOW

TITLE  
 PROPOSED RESIDENTIAL BUILDING AT S.NO.1518/2(2/P),  
 AT RAVET, PUNE.

OWNER:  
 MR. SHIVAJI G. BHONDVE & OTHERS 2 through  
 BG SPACES LLP through its partners  
 MR. RISHIKESH R. GARUD  
 MR. RAVINDRA T. BANDAL  
 MR. SUJAY S. BHONDVE

Architect VISHAL N. BAFNA  
 kaiparachanna  
 ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT  
 'VEDAR APPI', 28/1/A/1, SUDHANSHUNAGAR, CHINCHWAD, PUNE-41  
 CONTACT : 09422045344, 09370712854, e-mail:vishalbafna@gmail.com

SIGNATURE  
 JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY  
 SHRUTI  
 INWARD NO. PCMC/0607/2022/TONE  
 8/RAVET/PRB-19/11/FRESH  
 DATE 01-08-2022  
 KEY NO. SHEET NO. 01 / 01







## Ambient Air Quality Monitoring Report

<b>Name of Client &amp; Address:</b> Expansion of Proposed Residential & Commercial project "BG Aspiro" located at S. no. 151 B/2/2, Ravet, Pune by M/s. BG Spaces LLP	<b>Sample Code</b>	GESEC/PRO/2023-24/12/2285
	<b>Sample Location</b>	Near Main /Entry Gate
	<b>Sample Collected By</b>	Green EnviroSafe
	<b>Sample type</b>	Ambient Air
	<b>Date of Sampling</b>	07.12.2023
	<b>Time of Sampling</b>	12:30 pm.
	<b>Sampling Duration</b>	08 Hrs.
	<b>Analysis Date</b>	07.12.2023 to 09.12.2023
	<b>Reporting date</b>	10.12.2023

Sr. No.	Parameter	Result	Unit	NAAQ Standards	Standard Method
1	Ambient Temperature	30	°C		Standard RTD Elements
2	Relative Humidity	40	% RH		Solid-state Capacitive Sensor
3	Sulphur Dioxide (SO <sub>2</sub> )	19.5	µg/M <sup>3</sup>	≤ 80	IS : 5182 (Part 2)-2001
4	Oxides of Nitrogen (NO <sub>x</sub> )	24.03	µg/M <sup>3</sup>	≤ 80	IS : 5182 (Part 6)-2006
5	Particulate Matter PM <sub>10</sub>	48.6	µg/M <sup>3</sup>	≤ 100	USEPA (40 CFR Ch.-1)Appendix J to Part 50
6	Particulate Matter PM <sub>2.5</sub>	19.74	µg/M <sup>3</sup>	≤ 60	USEPA (40 CFR Ch.-1)Appendix L to Part 50
7	Carbon Monoxide (CO)	BDL	mg/M <sup>3</sup>	≤ 04	IS : 5182 (Part 10)-1999

### REMARKS / OBSERVATIONS:

- All above results are within National Ambient Air Quality Standards.
- BDL = Below Detectable Limit

<b>ANALYZED BY-</b> 		<b>AUTHORIZED SIGNATORY</b> 
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## Ambient Noise Monitoring Report

<b>Name of Client &amp; Address:</b> <b>Expansion of Proposed Residential &amp; Commercial project "BG Aspiro"</b> <b>located at S. no. 151 B/2/2, Ravet,</b> <b>Pune by M/s. BG Spaces LLP</b>	<b>Sample Code</b>	GESEC/PRO/2023-24/12/2286
	<b>Sample Collected By</b>	Green EnviroSafe
	<b>Sample type</b>	Noise
	<b>Date of Sampling</b>	07.12.2023
	<b>Reporting date</b>	08.12.2023
	<b>Instrument Details</b>	Sound Level Meter, Sr. No.5647812 Calibrated on – 01.12.2023, Due on -15.12.2023

Sr. No.	Test Location	Readings	Unit
		Day Time 12:30 pm. Onwards	
1	Near Main/Entry Gate	52.0	dB(A)
2	Near DG Set	55.0	dB(A)

### REMARKS / OBSERVATIONS:

- **Limits:** Maharashtra Pollution Control Board has prescribed 55 dB (A) as an upper limit of Noise Level during day time and 45 dB (A) during night time.

### AMBIENT NOISE LEVEL STANDARDS

Category of Area	Limits in dB (A) Leq	
	Day Time (6.00 am to 10.00 pm)	Night Time (10.00 pm to 6.00 am)
Industrial Area	75	65
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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## Test Report

<b>Name of Client &amp; Address:</b> <b>Expansion of Proposed Residential &amp; Commercial project "BG Aspiro"</b> <b>located at S. no. 151 B/2/2, Ravet,</b> <b>Pune by M/s. BG Spaces LLP</b>	<b>Sample Code</b>	<b>GESEC/PRO/2023-24/12/2287</b>
	<b>Sample Name</b>	<b>Drinking Water Sample</b>
	<b>Sample Collected By</b>	<b>Green EnviroSafe</b>
	<b>Method for Sampling</b>	<b>IS:3025 Part -1</b>
	<b>Sample Type</b>	<b>Drinking Water</b>
	<b>Sample Collected On</b>	<b>07.12.2023</b>
	<b>Sample Received on</b>	<b>08.12.2023</b>
	<b>Analysis Date</b>	<b>08.12.2023-10.12.2023</b>
	<b>Reporting Date</b>	<b>10.12.2023</b>
<b>Sample returned /stored</b>	<b>Stored at 4°C for 1 week from the date of reporting</b>	

Sr. No.	Parameter	Result	Limits as per IS 10500-2012	Unit	Standard Method
<b>Physical Parameter</b>					
1	E. Conductivity	410.5	--	µS	IS: 3025 Part-04 (R.A : 2002)
2	Total Dissolved Solids	115	<500	mg/lit	IS: 3025 Part-05 (R.A : 2002)
3	Turbidity	0.18	<1.0	NTU	IS: 3025 Part-10 (R.A : 2002)
4	Colour	1.12	<5	Hazen	IS: 3025 Part-16 (R.A : 2006)
5	Odour	Agreeable	Agreeable	--	IS: 3025 Part-04 (R.A : 2002)
<b>Chemical Parameter</b>					
1	pH	6.9	6.5-8.5	--	IS: 3025 Part-11 (R.A : 2002)
2	Total Hardness	104.02	<200	mg/lit	IS: 3025 Part-14 (R.A : 2002)
3	Total Alkalinity	164.36	<200	mg/lit	IS: 3025 Part-21 (2009)
4	Chloride	101.26	<250	mg/lit	IS: 3025 Part-23 (R.A : 2003)
5	Sulphate	89.5.5	<200	mg/lit	IS: 3025 Part-32 (R.A : 2003)
6	Residual Chlorine	Nil	>0.2	mg/lit	APHA :22 <sup>nd</sup> edition -(4500- SO <sub>4</sub> <sup>2-</sup> E)
7	Calcium	8.64	<75	mg/lit	IS: 3025 Part-02 (2004)
8	Magnesium	6.10	<30	mg/lit	IS: 3025 Part-02 (2004)
9	Iron	Nil	<0.3	mg/lit	IS: 3025 Part-02 (2004)
<b>Microbiological Testing</b>					
1	Total Coliform	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)
2	E.coli	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)

Note : For E.coli and Coliform <2 can be considered as Absent

➤ The tests marked with an \* are not accredited by NABL

**REMARKS / OBSERVATIONS:** All above parameters are within limits as per IS: 10500(2012) standards.

<b>ANALYZED BY-</b> 		<b>AUTHORIZED SIGNATORY</b> 
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Test Report		
<b>Name of Client &amp; Address:</b> <b>Expansion of Proposed Residential &amp; Commercial project "BG Aspiro"</b> <b>located at S. no. 151 B/2/2, Ravet, Pune by M/s. BG Spaces LLP</b>	<b>Sample Code</b>	<b>GESEC/PRO/2023-24/12/2288</b>
	<b>Sample Name</b>	<b>Soil Sample</b>
	<b>Sample Collected By</b>	<b>Green EnviroSafe</b>
	<b>Method for Sampling</b>	--
	<b>Sample Type</b>	<b>Soil</b>
	<b>Sample Collected On</b>	<b>07.12.2023</b>
	<b>Sample Received on</b>	<b>08.12.2023</b>
	<b>Analysis Date</b>	<b>08.12.2023 - 10.12.2023</b>
	<b>Reporting Date</b>	<b>10.12.2023</b>
<b>Sample returned /stored</b>	<b>Stored at room temp. for 1 week from the date of reporting</b>	

Sr. No.	Parameter		Result	Unit
Physical Parameter				
1.	Moisture Content		8.23	percent
2.	Organic Matter		3.3	percent
3.	Particle Size Distribution	Sand	24	percent
		Silt	57	percent
		Clay	25	percent
Chemical Parameter				
1.	pH (1:5)		6.09	-
2.	Electrical Conductivity		124	μS/cm
3.	SAR Ratio		0.84	--
4.	Total Nitrogen		131.9	mg/kg
Elemental Testing				
1.	Potassium (as K)		156.89	mg/kg
2.	Phosphorous (as P)		65.0	mg/kg
3.	Iron (as Fe)		3070.25	mg/kg
4.	Copper (as Cu)		112.7	mg/kg

<b>ANALYZED BY-</b> 		<b>AUTHORIZED SIGNATORY</b> 
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-----End of Report-----

## **Construction Status**

- 1) A Wing- Under Construction
- 2) B & C Wing- Excavation was initiated





८ || प्रभात पुणे, गुरुवार, दि. १२ ऑक्टोबर २०२३

#### जाहीर मूचना

समाम जनतेस सुचित करण्यात येते की, मे. बीजी स्पेसेस एलएलपी यांचे प्रस्तावित निवासी आणि व्यावसायिक विकास प्रकल्प सर्वेक्षण क्र. १५१बी/२/२ गाव मोजे रावेत, ता. हवेली, जि. पुणे महाराष्ट्र येथे बांधण्यात येणार आहे.

या प्रकल्पात पर्यावरण विभाग, महाराष्ट्र शासन यांच्याकडून पर्यावरणविषयक परवानगी मिळाली असून, पत्र क्रमांक EC Identification No. EC23B038MH140073 आणि EC File No. SIA/MH/INFRA2/403573/2022 परिवेश वेबसाईटवर दिनांक ११/०४/२०२३ ला अपलोड केले आहे. सदर पर्यावरणविषयक परवानगी महाराष्ट्र शासन यांचा <https://parivesh.nic.in/> या संकेतस्थळावर पाहण्यासाठी उपलब्ध आहे.

From BG Spaces LLP,  
Ravindra Bandal

(पा.क्र. २३१०१११२८६)

# Undertaking: Water Tanker Agreement

**भारतीय गैर न्यायिक भारत INDIA**

**रु. 500 FIVE HUNDRED RUPEES**

**पाँच सौ रुपये Rs. 500**

**INDIA NON JUDICIAL**

महाराष्ट्र MAHARASHTRA 2022 BP 403890

जब कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यापासून ते नविकरण वापरणे होत नाही.

महाराष्ट्र न्यायिक अधिकारी

पुणे

12 AUG 2022

प्रथम मुद्रांक लिपीचा कोणासार पुणे करिता

Contract Agreement

NOTARY  
VANDANA M. KAMBLE  
BHOOSARI  
PUNE-411039  
Reg. No. 16496  
Exp. Dt. 10/02/2025  
GOVERNMENT OF INDIA

**CONTRACT AGREEMENT**

This Agreement made and executed at Pune on this 1<sup>st</sup> day of September in the year 2022

**BETWEEN**

M/s. BG SPACES LLP  
Site - Survey no - 151B/2/2, Ravet, Pune - 412 101  
Through Its Partner  
Mr. Rishikesh Ramchandra Garud  
Aged about - 34 years, occ: **Business**

Hereinafter referred to as the "PROMOTER/DEVELOPER"

(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include present partners, survivor or survivors of them their heirs, executors and administrators)

**PARTY OF THE ONE PART**

**AND**

M. S. Dhamaraj Enterprises  
Through Its Proprietor  
Mr. Vaibhav Bajirao Bhondave  
Age: years, occ: **Business**  
Address- Survey No 187, MIDC Road, Ravet, Pune - 412 101

Hereinafter referred to as the "CONTRACTORS"

(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include present partners, survivor or survivors of them their heirs, executors and administrators)

**PARTY OF THE SECOND PART**

**AGREED AS FOLLOWS:-**

1. Tanker Water supplier will supply the water as per project requirement for the shortfall if any for fresh water as well as for gardening in dry season.  
This contract is for, in case of insufficient water supply from PCMC to residents.

For M/s. BG SPACES LLP  
Mr. Rishikesh Ramchandra Garud  
( Partner )

For M. S. Dhamaraj Enterprises  
Mr. Vaibhav Bajirao Bhondave  
( Proprietor )

**BEFORE ME**

VANDANA M. KAMBLE  
ADVOCATE & NOTARY  
GOVERNMENT OF INDIA  
BHOOSARI, PUNE - 411039

05 SEP 2022

1. Sign - *Gujegekar*  
Name - *Gujegekar*  
Add - *Katowadi Pune*

2. Sign - *R. K. Kulkarni*  
Name - *R. K. Kulkarni*  
Add - *Bhosari Pune-39*

Item No.02 | 159th SEAC-3 Meeting | 29/11/2022 | SIA/MH/MIS/INFRA2/286467/2022




[illegible]




We M/s.BG Spaces LLP for its Proposed Residential and Commercial project "BG Aspiro" situated at Survey no-151B/2/2, Ravet, Pune-412101 hereby commit that, In case of insufficient water supply from PCMC to occupants, We will provide water to occupants by Water Tankers only.

Yours Sincerely,



For M/s BG Spaces LLP  
 Mr.Rishikesh R Garud  
 (Partner)



**BEFORE ME**  
  
**SANJAY N. WAHANE**  
 NOTARY GOVT. OF INDIA  
 Dight, Pune-411013

30 AUG 2022