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Palash Realtors LLP

Date: 29/05/2024

To,
Principal Chief Conservator of Forests,
Ministry of Environment, Forest & Climate Change,
Regional Office (West Central Zone),
Ground Floor, East Wing,
"New Secretary Building"
Civil Lines, Nagpur - 440001

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report - June 2024 Submission

Project: Proposed Commercial & SRA Building Construction Project by "M/s. Palash Realtors LLP" at "Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune"

Reference: EC Letter No. 'SIA/MH/MIS/229975/2021' dated 13/03/2022
EC Identification No. - EC22B038MH190135

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report - June 2024 Submission.
This is for your kind information and consideration.

Thanking You,

Yours Faithfully
"M/s. Palash Realtors LLP"

Authorized Signatory



Encl.:

- 1) Project details in MoEF format (Part-I &II).
- 2) Six Monthly Compliance Submission

Copy To,

- 1) Sub Regional Officer, Maharashtra Pollution Control Board, Jog Center, Pune - 03
- 2) Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai - 22.
- 3) Environment Department, Room No. 217, 2nd Floor, Mantralaya, Annexe, Mumbai-32.

**ENVIRONMENTAL CLEARANCE
COMPLIANCE REPORT**

**For the period of
June 2024 Submission**

**For
Proposed Commercial & SRA Building Construction Project**

**At
"Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune"**

**By
"M/s. Palash Realtors LLP"**

EC Letter No. 'SIA/MH/MIS/229975/2021' dated 13/03/2022

EC Identification No. - EC22B038MH190135

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

Regional Office (West Central Zone), Nagpur

Monitoring Report Data Sheet (Part – I)

Project Details

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/ Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8a B2 of EIA Notification 2006)
2.	Name of the Project	Proposed Commercial & SRA Building Construction Project By "M/s. Palash Realtors LLP"
3.	Clearance letter(s) /OM NO.& date	EC Identification No. - EC22B038MH180283 dated 09/06/2022
4.	Location	"Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18 ⁰ 31'32.83" N and 73 ⁰ 50'31.56"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Dilip Mittal 602, Ruchi Apartments, First Floor, Behind Sai Service Station, Deccan Gymkhana, Pune
	b) Address of executive project engineer/manager (with pin code/ fax numbers)	Mr. Dilip Mittal 602, Ruchi Apartments, First Floor, Behind Sai Service Station, Deccan Gymkhana, Pune
6.	Salient Features	
	a) of the project	• EC Letter is attached
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 3454.99 Sq. m EC granted for Built up Area : 31709.45 Sq. m RG Area: Planning as per UDCPR
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried	Not Applicable.

	out give details and years of survey)	
9.	Financial Details :	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Projected Cost- 99.6 Crore Project Cost Incurred So far - As per RERA Submission
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (EMP) – 355 Lacs O&M Cost (Construction Phase) – 17 Lacs O&M Cost (Operation Phase) – 45 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase EMP – 17 Lacs (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring)
10.	Forest Land Requirement	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	• Status of Construction - Architect Certificate is attached.
13.	Reason for delay if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

Point Wise Compliance Report – Part II

I. SPECIFIC CONDITIONS

A, SEAC Conditions

Sr.	Conditions	Compliance
I)	PP to Submit MoD NOC	Complied & Compliance submitted to SEIAA.
II)	PP to relocate two trees proposed to plant near exit gate	Complied & Compliance submitted to SEIAA.
III)	Committee noted that STP is in the basement. PP to ensure that STP to have 40% area open to sky.	PP has consented to Condition
IV)	PP should generate Corpus fund for SRA building to operate & maintain Environmental Management Facilities	PP has consented to Condition
V)	PP to provide minimum 30% of total parking arrangement with electric charging facility	PP has consented to Condition

B. SEIAA Conditions

Sr.	Conditions	Compliance
I)	PP to provide grass pavers of suitable types.	PP has consented to Condition As informed PP has selected appropriate paver block material as stipulated.
II)	PP to achieve at least 5% of total energy requirement from solar / other renewable sources.	PP has consented to Condition As informed design is incorporated as per stipulated condition. ECBC Report is also submitted to authority.
III)	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.	PP has consented to Condition
v)	SEIAA decided to grant EC for- FSI: 20787.36 m ² , Non-FSI: 10922.09 m ² and Total BUA: 31709.45 m ² (Plan approval no- SRA-T.2 / M.No.24 / 2200 / 2021, dated 09.12.2021).	PP has consented to Condition

III. GENERAL CONDITIONS

Construction Phase (As project is at 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.	Complied. During construction phase the Dry Waste is being handed over to PMC authorized vendor.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	PP has consented to Condition. PP has been taking precautionary measures.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material is generated since it is a construction activity.
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.	Complied. PP has made arrangement for drinking water facility and Sanitary facility to construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition. PP will made arrangement for the 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 referred	Complied. For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. No ground water extraction takes place.
VIII.	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.	PP is not drawing ground water.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	PP has consented to Condition. PP will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition. PP will strictly adhere the stipulated condition.

XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
XII.	Additional soil for 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.	PP has consented to Condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied.
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 Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Complied. Vehicles hired for bringing construction material to the site is regularly maintained.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of	PP has consented to Condition.

	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	CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied. Project proponent has made Separate Environment Cell for regular supervision

General EC Conditions

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition. Agreed to Comply with.
II)	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	PP has consented to Condition. PP has obtained Consent to Establish from MPCB. Attached with this report.
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.	PP has consented to Condition.
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.	PP has consented to Condition. As per the information provided, regular Post EC compliance reports are being submitted to MoEF & MPCB.
V)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (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.	PP has consented to Condition. As per the information provided, regular Form V is being submitted to MPCB.
VI)	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 & agreed to comply with.

Sr.	Conditions	Compliance
VII)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including Clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted & agreed to comply with.
VIII)	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted & agreed to comply with.
IX)	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	PP has consented to Condition.
X)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XI)	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.	PP has consented to Condition.
XII)	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.	No appeal was filed against the environmental clearance granted for the project.
XIII)	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.	PP has consented to Condition.
XIV)	Any appeal against this Environment clearance shall lie with the National Green.	PP has consented to Condition.

Environment Management Plan

INTRODUCTION

The Environmental Management Plan is a site-specific plan developed in order to ensure that the project is implemented in an environmentally sustainable manner, where all the contractors & sub-contractors (including consultants) understand the potential environmental risks arising from the proposed expansion project & take appropriate actions.

EMP also ensures that the project implementation is carried out in accordance with the design & by taking appropriate mitigation actions to reduce adverse environmental impact during its life cycle.

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

Environment Management Plan

During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

Land Environment

During Construction Phase

Waste generated from construction activity includes construction debris, The following section discusses management for each type of waste.

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

Air Environment

During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

Environment Management Plan

- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

Operation Phase

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

Vehicle Emission Controls

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

Landscape Development

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

Noise Environment

Construction Phase

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

Environment Management Plan

Operation Phase

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

Minimizing water consumption

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

Usage:

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
 - Wastewater Treatment Scheme
 - Storm Water Management scheme have been suggested.

Wastewater Treatment Scheme

MBBR technology will be used for sewage treatment. Treated sewage will be used for flushing & gardening.

BIOLOGICAL ENVIRONMENT

Construction Phase

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

Operation Phase

The project is commercial in nature & will have minimal emissions, for which efforts will be taken to minimize the impact. Extensive plantation & landscaping is done to mitigate any impact during this phase.

Plantation & Landscaping

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc. Total 198 trees will be planted at site.

Environment Management Plan

Environment Monitoring Cell

We will form the environmental management cell which will be headed by an Environment Manager. He will be supported by adequate number of personnel having sufficient educational and professional qualification and experience to discharge responsibilities related to environmental management including; statutory compliance, pollution prevention, environmental monitoring, preventive maintenance of pollution control equipment and green belt development. The head of the cell will directly report to the top management. This cell will be a nodal agency to coordinate and provide necessary services on environmental issues during construction and operation of the project. This department will interact with MPCB, MoEF, CPCB and Other environment regulatory agencies. The cell will be effective until handing over of the project to the Environmental Management Committee.

Environmental Management Audits

The management audits are to be determining whether the activities are conforming to the environmental management systems & effective in implanting the environmental policy. They may be internal or external, but carried out impartially & effectively by a person properly trained for it. Abroad knowledge of the environmental process & expertise in relevant disciplines is also required. An appropriate audit programs & protocols will be established.

Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

Environment Management Plan

Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
Water Regime	<ul style="list-style-type: none"> • Install water meters, take reading routinely, & record in the register. • Install necessary mobile toilet for construction workers & staff etc. to look after its operational & maintenance. • Keep a daily watch on sanitation/drains & good housekeeping. • Examine proper management of channelization of water to avoid water logging at site. • Oil spill prevention measures to be taken to avoid pollution of water body. • Material storage areas to be kept far away from water body 	<ul style="list-style-type: none"> • Install waster meters & take readings routinely. • Monitoring of PH, COD, BOD& TSS of the units to ensure good treatment of wastewater into sewage treatment. • Ensure the network of connection to rain water harvesting units. • Monitoring of water from recharge pits for specified parameters.
Air	<ul style="list-style-type: none"> • Monitoring of Air Quality through MoEF approved lab. • Ensure water sprinkling for dust suppression. • Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored. • Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures. • Examine proper traffic arrangements for construction vehicles including instance of their PUC. • Prohibition of open burning of solid waste. • Provision of mask & other personnel gazettes to workers with regular health check-up programme. 	<ul style="list-style-type: none"> • Prepare a schedule & implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures & specification as per CPCB norms for its stack height. • Trees will be planted with special care for controlling dust & noise & placing them very near to the sources of nuisance from air & noise point of view. • Monitoring of Air quality through MoEF approved lab. • DG Set Stack monitoring through MoEF approved lab.
Solid Waste	<ul style="list-style-type: none"> • Provide training to sub-contractor & worker for good sanitation & collecting their individual waste separate it as dry & wet in respective color coded dustbins provided. • Isolated storage of construction raw material such as paint varnishes etc. • Segregated garbage will be handed over to authorized agency. 	<ul style="list-style-type: none"> • Ensure collection of solid waste everyday & keeping the record of this qty& documents. • Segregation of garbage into degradable & non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.

Environment Management Plan

Soil & Greening	<ul style="list-style-type: none"> • Provision of separate place for storage of top soil to be used in due course for plantation. • Avoid excavation during high windy day & heavy monsoon day. • Excess excavation will be used within the premises. • Ensuring that no trees cutting. • Plant trees along the boundary of project area. 	<ul style="list-style-type: none"> • Proper landscaping is designed by the landscape architect that are of native species, having good canopy capable of barricading noise, wind borne dust. • Ensure maintenance of lawn & tree plantation. • Provision of work force, tools & watering arrangements. • The trimming to be conducted routinely & especially at advent of monsoon. • To keep a watch on storm water drainage especially on adequacy of capacity.
Noise	<ul style="list-style-type: none"> • To prepare & get approved a regular Noise monitoring schedule & stations. • Provision of ear plugs for constructions labor & staff insist its use. • There will be no noisy work in night shift. • Ensure the provision of barricades along periphery of the site. • To obtain guidance from the suppliers & maintain acoustic enclosures for DG sets 	<ul style="list-style-type: none"> • To prepare & get approved a regular Noise monitoring schedule. • To obtain guidance from the suppliers & maintain acoustic enclosure for DG sets. • To ensure smooth flow make provision of proper parking arrangements, traffic management.

SITE PHOTOS





TEST REPORT

Report No:	EFEL/PRO/2024/05/354	Issue Date	13/05/2024
Name and Address of Customer	M/s. Proposed Commercial & SRA Building Construction Project by "M/s. Palash Realtors LLP" at "Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune"		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	08/05/2024	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	38°C	Wet bulb temperature	32°C
Relative Humidity	50% RH	Sampling done by	Client
Start Date of Analysis	09/05/2024	End Date of Analysis	13/05/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	20.8	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	26.3	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	60.7	µg/m ³	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	33.6	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.90	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	<5	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

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




Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2024/05/355	Issue Date	13/05/2024
Name and Address of Customer	M/s. Proposed Commercial & SRA Building Construction Project by "M/s. Palash Realtors LLP" at "Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune"		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	08/05/2024	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	09/05/2024	End Date of Analysis	13/05/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.04	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
2	Total Dissolved Solids TDS	43.5	mg/L	<500	APHA 2540 C, 23 rd Ed.2017
3	Total Hardness (as CaCO ₃)	20.8	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	7.24	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	2.49	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	0.13	mg/L	<45	APHA 4500 NO3, 23 rd Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 rd Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 rd Ed.2017
9	Chloride (as Cl)	11.3	mg/L	<250	APHA 4500 Cl-, 23 rd Ed.2017
10	Calcium (as Ca)	3.43	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.57	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 rd Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<2	IS 1622:1981

Remark(s):

- > The above water sample is Comply with required limit as per 10500:2012.
- > For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



Shelar

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)



TEST REPORT

Report No:	EFEL/PRO/2024/05/356	Issue Date	13/05/2024
Name and Address of Customer	M/s. Proposed Commercial & SRA Building Construction Project by "M/s. Palash Realtors LLP" at "Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune"		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	08/05/2024	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Main Gate

Noise Monitoring Report

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	51.4	18.00	49.2	dB(A)	55/45
07.00	50.5	19.00	44.8	dB(A)	
08.00	52.9	20.00	42.4	dB(A)	
09.00	53.3	21.00	42.6	dB(A)	
10.00	53.4	22.00	41.7	dB(A)	
11.00	52.5	23.00	41.6	dB(A)	
12.00	52.9	24.00	40.1	dB(A)	
13.00	53.3	01.00	41.9	dB(A)	
14.00	52.8	02.00	41.5	dB(A)	
15.00	51.4	03.00	43.3	dB(A)	
16.00	51.1	04.00	40.2	dB(A)	
17.00	52.5	05.00	41.5	dB(A)	
Day Time Leq	52.2				
Night Time Leq	41.6				

Remark-

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




Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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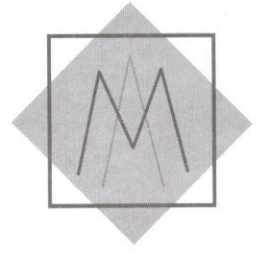
Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

MALWADKAR ARCHITECTS PVT LTD

ARCHITECTS & INTERIOR DESIGNERS



672/673, Lokesh Society, "B" "Samarth Building" Plot No. 10, Opp. Canara Bank, Bibwewadi, Pune - Pune - 411 037. Cont. No. 020 - 35002052 / 53
E-mail : rahul@malwadkararchitects.com / minal.malwadkar@malwadkararchitects.com

To Whom It May Concern

Date: 16/04/2024

Sub: Built up area completion statement of proposed buildings project located at CTS no. 1197, final plot No. 560, FC road, Dist - Pune by M/s. Palash Realtors LLP.

Dear Sir,

As the architect of the above-mentioned project, we hereby give an undertaking regarding the construction works carried out till date for our project is as per the earlier Environmental Clearance (vide EC Identification No. EC22B038MH190135 File No. SIA/MH/MIS/229975 /2021 Date of Issue EC - 13/03/2022).

At present, PP has constructed FSI Area of 16140.46 m², Non FSI area of 10118.51 m² and Total construction area is 26258.97 m² on site.

The building wise already constructed BUA is tabulated as below:

Bldg. No. & Configuration as per EC	Floors constructed as on date	Constructed Areas		
		FSI Area (Sq. m)	Non FSI Area (Sq. m)	Total BUA (Sq. m)
"A" 2B+LG+UG1+UG2+1 st +2 nd parking +15 floors	"A" 2B+LG+UG1+UG2+1 st +2 nd parking +11 floors	14009.81	6845.06	20854.87
"B" Stilt+2P+10 floors	"B" Stilt+2P+10 floors	2130.65	3273.45	5404.10
Total		16140.46	10118.51	26258.97
Total Built Up Area		26258.97		

Yours faithfully,



Malwadkar Architects Pvt. Ltd
Ar. Rahul Malwadkar-Director
Reg. No. CA/93/15629



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

To,

The Owner
M/S PALASH REALTORS LLP.
Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune
-411005

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/229975/2021 dated 18 Sep 2021. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038MH190135 |
| 2. File No. | SIA/MH/MIS/229975/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Commercial and SRA building
project at Final Plot 560, C.T.S. no 1197,
Bhamburda, F.C. Road, Shivajinagar,
Pune by M/s Palash Realtors LLP. |
| 7. Name of Company/Organization | M/S PALASH REALTORS 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: 13/03/2022

(e-signed)
Manisha Patankar Mhaiskar
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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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/229975/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Palash Realtors LLP,
Final Plot 560, C.T.S. no 1197,
Bhamburda, F.C. Road, Shivajinagar,
Pune.

Subject : Environment Clearance for Proposed Commercial and SRA building construction project at Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune by M/s Palash Realtors LLP.

Reference : Application no. SIA/MH/MIS/229975/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 130th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 238th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Particulars	Commitment on
1.	Proposal Number	SIA/MH/MIS/229975/2021
2.	Name of Project	Proposed Commercial and SRA building project at Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune by M/s Palash Realtors LLP.
3.	Project Category	Category „B2“, Activity 8(a)
4.	Type of institution	Private
5.	Name of Project Proponent	Name: Mr. Dilip Mittal Address: 602, Ruchi Apartments, 1st floor, Pulachiwadi, Behind Sai Service Station, Deccan Gymkhana, Pune, Maharashtra
6.	Name of Consultant	J. M. EnviroNet Pvt. Ltd.
7.	Applied for	New Greenfield Project
8.	Details of Previous EC	NA
9.	Location of the project	Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune
	Taluka	Haveli
	Village	Shivajinagar
	District	Pune

10.	Latitude & Longitude	Latitude-18°31'32.83"N Longitude -73°50'31.56"E			
11.	Total Plot Area (m ²)	3454.99 sq. mt.			
12.	Deductions (m ²)	308.08 sq. mt.			
13.	Net Plot area(m ²)	3146.91 sq. mt.			
14.	Proposed FSI area (m ²)	19038.36sq. mt.			
15.	Proposed Non FSI area (m ²)	12948.84sq. mt.			
16.	Proposed Total Built-up Area (FSI & Non-FSI) (m ²)	31987.20sq. mt.			
17.	Total built up area (m ²) approved by planning authority till date	Applied			
18.	Ground coverage (m ²) & %	--			
19.	Total Project Cost (Rs.)	Rs. 99.60 Cr			
20.	CER as per MoEF & CCcircular dated 01/05/2018	Activity	Location	Cost (Lac)	Duration
		Rain water harvesting for ZP schools in PMC area	Rain water harvesting for ZP schools in PMC area	19	2022-27
		Supply of ventilator s to Sancheti hospital (Covid care hospital in PMC)	Supply of ventilators to Sancheti hospital (Covid care hospital in PMC)	80	2022-27
		Provision of 2 no. of electric Crematorium in PMC.	Provision of 2no. of electric Crematorium in PMC.	100	2022-27
21.	Number of buildings & its configuration:				
	S.No.	Building Name	Configuration	Height (m)	
	1	Commercial Building	2B+LG+UG1+UG2+15 floors	68.15 m	
2	SRA Building	G+2P+10 floors	38.85 m		
22.	Number of tenants and shops	Flats- 77 no. + Commercial Shops & Offices			
	Number of expected residents/users	Residential- 385persons Commercial- 2737 persons Total Population- 3122 persons			
23.	Water Budget				
	Dry Season (CMD)		Wet Season (CMD)		
	Fresh water(CMD):	103.07	Fresh water(CMD):	103.07	

	Recycled water-Flushing(CMD):	72.06	Recycled water-Flushing(CMD):	72.06
	Recycled water-Gardening (CMD):	2.0	Recycled water-Gardening (CMD):	00
	Swimming pool makeup(Cum):	00	Swimming pool makeup(Cum):	00
	Total Water Requirement(CMD)	177.13	Total Water Requirement(CMD)	175.13
	Waste water generation (CMD)	157.63	Waste water generation (CMD)	157.63
24.	Water Storage Capacity for Firefighting /UGT (m3)		200 KLD	
25.	Source of water		PMC, Pune	
26.	Rain Water Harvesting (RWH)	Level of the Ground water table:	Summer Season – 22.00 M.BGL Average Rainy Season –11.00 M. BGL Average Winter Season –16.50 M. BGL Average	
		Size and no of RWH tank(s) and Quantity:	NA	
		Location of the RWH tank(s):	NA	
		Quantity of recharge pits:	3 Nos. (2 Roof top+1 Surface runoff)	
		Size of recharge pits :	For Roof top- 2.25 M. X 2.25 M. X 1.75 M. Depth with 55 to 60 m. Deep 6” Dia. Bore Well via 1 No. of de-siltationpits of 0.9 m. Dia. 1.0 m. Deep & For Surface run off- 2.00 M.X 2.00 M. X 1.25 M. Depth with 55 to 60 m. Deep 6” Dia. Bore Well via 1 No. ofde-siltation pits of 0.9 m. Dia. 2.0 m. Deep.	
	Details of UGT tanks if any:	UGT Domestic Tank: Fire Tank: 1 Fire Tank: 2 Restaurant Tank	74 CMD 100 CMD 100 CMD 20 CMD	
27.	Sewage and Wastewater	Sewage generation in CMD:	157.63 CMD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	125 CMD & 60 CMD	

28.	Solid Waste Management during Construction Phase		Total waste- 25 kg/d Dry waste- 15 kg/d Wet waste- 10 kg/d		
	Solid Waste Management during Operation Phase:		Type	Quantity (kg/day)	Treatment/disposal
			Dry waste:	487.55 kg/day	Handed over to Swach
			Wet waste:	389.20 kg/day	OWC of capacity 450 kg/day proposed
			Hazardous waste:	NA	NA
			Biomedical waste	--	--
			E-Waste	8.02 kg/day	Handed over to Swach
			STP Sludge (Dry)	14 kg/day	Used as manure after OWC Treatment
30.	Green Belt Development				
	Total RG area (m2):		NA as per UDCPR		
	Existing trees on plot		00		
	Number of trees to be planted		40 no.		
	No of trees to be cut		00		
	Number of trees to be transplanted		00		
	No of trees to be protected		00		
31.	Power Requirement				
	Source of power supply:		MSEDCL		
	During Construction Phase: (Demand Load)		50 KW		
	During Operation phase (Connected load):		3785 KW		
	During Operation phase (Demand load):		2461 KW		
	Transformer:		3 x 1000 KVA + 1 x 315 KVA		
	DG set:		4 x 630 KVA + 1 x 62.5 KVA		
	Fuel used:		HSD		
32.	Details of Energy saving:				
	S. no	Energy Conservation Measures	Saving%		
	1	Energy efficient Solar lighting for landscape & driveway+ common area lighting + Solar Hot water system + Solar PV panel	17.37 %		
33.	Environmental Management Plan budget during Construction Phase				
	S. No.	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
	1	Air	Erosion control – dust suppression measures and barricading	Rs. 1,06,000 /-	
	2	Land	Site Sanitation & Safety	Rs. 26,500/-	

	3	Environment management	Environmental Monitoring	Rs. 1,20,000/-
	4	Health & safety	Disinfection and Health Check-ups	Rs. 1,33,000 /-
	Total			Rs. 03,85,500/-
34.	Environmental Management Plan budget during Operation phase			
	S.No	Component	Description	Capital costRs. In Lacs
				Operational and Maintenance cost (Rs. In Lacs/yr)
	1	Sewage Treatment Plant	STP based on MBBR technology	63,00,000
	2	Solid Waste Management	OWC	10,50,100
	3	Bio-medical waste	--	1,00,000
	4	Rain Water Harvesting	RWH pits	3,00,000
	5	Green Belt Development	Trees proposed	11,89,103
	6	Energy	Solar PV panels & solar hot water	26,26,000
	7	Environmental Monitoring	Environmental Monitoring	-
	8	Basement Ventilation	Basement Ventilation	55,00,000
	Total			1,70,65,203
35.	Traffic Management			
	Type	Required as per DCR	Actual provided	Area
	4-wheeler	216	373	14996.2 sq. m
	2 – wheeler	857	860	
	Cycle	158	158	
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 238th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the MoD NoC. Alternatively CCZM map showing it's non requirement.
2. PP to relocate the two trees proposed to plant near exit gate, so that fire engine can move without hindrance.
3. Committee noted that, the STP is in the basement. PP to explore provision of STP on ground. PP ensure that STP to have minimum 40% area open to sky .

4. PP shall generate corpus fund for SRA buildings to operate and maintain Environmental Management Facilities (EMF) including STP & fire- fighting system after giving possession for next 5 years.
5. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-20787.36 m², Non-FSI-10922.09 m², Total BUA-31709.45 m². (Plan approval-SRA-T.2/M.No24/2200/2021, dated-09.12.2021).

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

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

Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector

parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA) 11/3/2022

Copy to:

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

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000141104/CE/2211000253

Date: 04/11/2022

To,
M/s Palash Realtors LLP,
Proposed Commercial and SRA building
project at Final Plot 560, C.T.S. no 1197,
Bhamburda, F.C. Road,
Shivajinagar, Pune



Your Service is Our Duty

Sub: Consent to Establish for Commercial and SRA building construction project under Red Category

Ref: Application submitted by SRO, Pune-I

Your application NO. MPCB-CONSENT-0000141104

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

- The consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.99.6 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Commercial and SRA building construction project named as M/s Palash Realtors LLP, Proposed Commercial and SRA building project at Final Plot 560, C.T.S. no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune on Total Plot Area of 3454.99 SqMtrs for proposed total construction BUA of 31709.45 SqMtrs as per specific condition of EC granted dated 13.03.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 13.03.2022	3454.99	31709.45

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	157.63	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-4	DG Sets-4 Nos -630 kVA each	04	As per Schedule -II
S-5	DG Set-62.5 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY WASTE	487.55 Kg/Day	Segregation	To Local Body
2	WET WASTE	389.20 Kg/Day	OWC & Composting/Biogas digester with composting	As Manure
3	STP SLUDGE	14 Kg/Day	Dewatering	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
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocessor

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	8.02	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

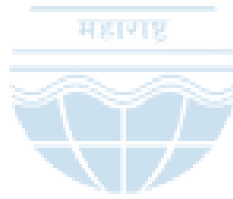
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/ 229975/2021 dtd. 13.03.2022 for construction project having total plot area 3454.99 Sq.Mtr & proposed total Construction BUA 31709.45 Sq.Mtr as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-12963	07/07/2022	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to Sewage Treatment Plant of designed capacity 185 CMD with MBBR technology for the treatment of 157.63 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	177.13
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	DG Set-630 kVA	Acoustic Enclosure	5.00	HSD 100 Ltr/Hr	1	SO2	48 Kg/Day
S-2	DG Set-630 kVA		5.00	HSD 100 Ltr/Hr	1	SO2	48 Kg/Day
						NOX	-
S-3	DG Set-630 kVA		5.00	HSD 100 Ltr/Hr	1	SO2	48 Kg/Day
						NOX	-
4	DG Set-630 kVA		5.00	HSD 100 Ltr/Hr	1	SO2	48 Kg/Day
						NOX	-
5	DG Set-62.5 kVA		3.00	HSD 12.5 Ltr/Hr	1	SO2	6 Kg/Day
						NOX	-

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

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

SCHEDULE-III

Details of Bank Guarantees:

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.: - 2060
दिनांक :- 20/04/2019

प्रति,
मे.पालाश रिअल्टर्स एल.एल.पी तर्फे
भागीदार श्री.सुनिल गिरधारीलाल मित्तल,
ऑफिस नं.६०२, रूची अपार्टमेंट पुलाची वाडी,
डेकन जिमखाना पुणे-४११००४.

विषय : मौजे शिवाजीनगर (भांबुर्डा) टी.पी स्किम नं.१, जुना सी.टी.एस नं.११९७, फायनल प्लॉट नं.५६० भांबुर्डा
एफ सी रोड पुणे, या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज
विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

संदर्भ : १) केंद्रीय पर्यावरण व वन मंत्रालय नवी दिल्ली यांचेकडील अधिसूचना दि.१४/०९/२००६

२) मे.पालाश रिअल्टर्स एल.एल.पी तर्फे भागीदार श्री.सुनिल गिरधारीलाल मित्तल यांचा खात्याकडील प्रस्ताव
आ.क्र.१६९२ दि.१५/१२/२०२१.

३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता
ठ.क्र.मलनि/EC/४३/२१ दि.२८/१२/२०२१.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील
इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता
इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र.२ अन्वये मे.पालाश
रिअल्टर्स एल.एल.पी तर्फे भागीदार श्री.सुनिल गिरधारीलाल मित्तल यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत
सातबारा उतारा, प्रस्तावित बांधकाम नकाशे, पुणे महानगरपालिका मिळकत कर नाहारकत दाखला, कन्सलटंट रिपोर्ट
यांचेकडील काम सुरू करणेचे सर्टीफिकेट इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये
खालील बाबी नमुद केलेल्या आहेत.

- १ मिळकतीचे क्षेत्रफळ - ३४५४.९९ चौ.मी.
- २ बिल्टअप ऐरिया (एफ.एस्.आय + नॉन - २०७८७.३६ चौ.मी+१०९२२.०९ चौ.मी.
एफ.एस्.आय) = ३१७०९.४५ चौ.मी.
- ३ इमारतीची संख्या व उंची - वानिज्य इमारत १ उंची - ७५.६५ मी +
निवासी इमारत १ उंची ३९.४५ मी.
- ४ निवासी सदनिका संख्या - ७७
- ५ व्यापारी गाळे संख्या - ६२ दुकाने, १५३ ऑफिस,
- ६ मान्य नकाशा प्रत - आहे.
- ७ एस.आर.ए.४(५) अन्वये सुधारीत मान्यतेसाठी व - आहे.
सुधारीत बांधकाम परवानगी दि.०१/०६/२०२१.
- ८ आवश्यक पाणी पुरवठा - वाणिज्य ११५ KLD+ निवासी ५३ KLD = १६८ KLD
- ९ तयार होणारे मैलापाणी - वाणिज्य ९२ KLD+ निवासी ५१ KLD = १४३ KLD
- १० सिवरेज टिंटमेंट प्लॉटची आवश्यक क्षमता - वाणिज्य ९१.९ KLD+ निवासी ५०.९ KLD
= १४२.८ KLD
- ११ सिवरेज टिंटमेंट प्लॉटची प्रस्तावित /अस्तित्वातील - वाणिज्य ९२ KLD+ निवासी ५१ KLD = १४३ KLD
क्षमता
- १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल - आहे.
- १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला - लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित
आहे का? असल्यास मोजमापे नकाशात दर्शविला आहे.

- १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना - गार्डन, फ्लशिंग व इत्यादी
- १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना - नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातून एस.टी.पी चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल.

मा.अधिकाक अभियंता मलनि:सारण विभाग यांची संदर्भ क्र.३ अन्वये खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला (प्रव्हिजनल NOC) देणेस हरकत नाही.

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) ३१७०९.४५ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सछिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आला व सुख्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या आला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कन्ट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट ट ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) वाणिज्य ९२.०० KLD+ निवासी ५१.०० KLD = १४३ KLD के.एल.डी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कन्ट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set चा exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.

- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकार राहिल.
- १७) बांधकाम कामगारांकरीता पिन्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
- १९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी अंतिम नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे संबंधित क्षेत्रिय कार्यालयाकडे मंजूरी घेणे विकसाकावर बंधनकारक राहिल.
- २०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/दिशाभुल करणारी आढळल्यास प्रस्तुतची इन्वायरोमेंटल क्लियरन्सकरीता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल.

तरी मौजे शिवाजीनगर (भांबुर्डा) टी.पी स्किम नं.१, जुना सी.टी.एस नं.११९७, फायनल प्लॉट नं.५६० भांबुर्डा एफ सी रोड पुणे, या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटींवर इनव्हायरोमेंटल क्लियरन्सकरीता ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबंधित विकसकास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/४३/२१ दि.२८/१२/२०२१ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे



कनिष्ठ अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका





Date: 16th Dec 2021

To,
Palash Realtors L.L.P
602, Ruchi Apartment Pulachiwadi, Deccan Pune 411004

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **One Place** situated at Final Plot No 560, C.T.S. No 1197, F.C.Road, Shivajinagar, Pune.

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 and non-recyclables: **876.75Kg/Day, E Waste—244.15Kg/Month**) from your registered project **One Place** situated at Final Plot No 560, C.T.S. No 1197, F.C.Road, Shivajinagar, Pune 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: 389.2Kg/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

16th Dec 2021



ENVIRONMENTAL NOC

कार्यकारी अभियंता कार्यालय
चतुःश्रृंगी पाणीपुरवठा विभाग
पुणे महानगरपालिका

जावक क्र.
दि

१६६६
२८/१२/२०२१

प्रति,

पलाश रिअल्टर्स एल.एल.पी. तर्फे
भागीदार सुनील गिरिधारीलाल मित्तल
टी.पी.स्किम नं१, जुना सि.टी.एस.नं११९७ फायनल प्लॉट न.५६०
शिवाजीनगर भांबुर्डा पुणे

यांजकडेस

विषय:- फायनल प्लॉट न.५६० सि.टी.एस.नं११९७ भांबुर्डा शिवाजीनगर पुणे येथील मिळकतीसाठी पर्यावरण
ना-हरकत प्रमाणपत्रासाठी पाणी पुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ :- १) आपला प्रस्ताव चतुःश्रृंगी पाणीपुरवठा विभागाकडील आ.क्र १८९२ दि. १५/१२/२०२१

संदर्भ क्र.१ च्या पत्रान्वये नियोजित गृह प्रकल्पास पर्यावरण ना-हरकत प्रमाणपत्र मिळणेसाठी पाणी पुरवठा
विभागाचे ना-हरकत दाखल्याची मागणी आपण केलेली आहे.. त्या अनुषंगाने ३४५४.९९चौ.मी. जागेच्या क्षेत्रफळातील
नियोजित बांधकाम क्षेत्रासाठी आर्कीटेक्ट यांचे प्रमाणित नकाशानुसार १६८ के.एल.डी.. पाण्याची गरज दिसून येत
असल्याने खालील १ ते १२ आर्टीचे अधिन राहून पाणी पुरवठा विभागाचा दाखला देण्यात येत आहे.विषयांकित
मिळकती वरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणीपुरवठा
करण्याकरिता नळजोड प्रस्ताव सादर करणार .

- १) विकसकाने स्वखर्चाने मनपाचे सूचनेनुसार जलवाहिनी विकसीत करणार .
- २) एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याव्दारे पूर्ण वापर होणाऱ्या पाण्याबाबतचा सविस्तर
तपशील देणार .
- ३) जागेवर बांधकाम चालू करणेपूर्वी मिळकती मधील मनपाच्या नळजोडावरील थकबाकी भरून घेऊन सदर नळजोड
बंद करणार .
- ४) इमारतीचे पिण्याचे पाणी /वापराचे पाणी /फ्लशिंगचे पाणी इत्यादी कारणासाठी प्रत्येक सदनिका /ऑफिसेससाठी
स्वतंत्र व्यवस्था करणार .
- ५) सदर प्रकल्पाकरिता पाण्याचे उपलब्धतेनुसार होणारा पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसकास
स्वतः करावी लागेल.
- ६) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज डिस्चार्ज पाच लिटर प्रती मिनिटा पेक्षा कमी ठेवणार.
- ७) सर्व कामे सक्षम कन्सल्टंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ८) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार .
- ९) तत्कालीन पाण्याच्या परस्थिती नुसार मनपाकडील नियमानुसार व धोरणानुसार यापुढील कार्यवाही तत्कालीन
वेळी निश्चित करण्यात येईल .
- १०) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका /ऑफिसेसच्या प्रमाणात त्यावेळेच्या प्राप्त
धोरणानुसार पाणी पुरवठा उपलब्ध असल्यास केला जाईल .
- ११) लेआऊट मनपा मान्य झाल्यानंतर सी.सी.ची एक प्रत व लेआऊटची एक प्रत पाणीपुरवठा खात्यास सादर
करावी लागणार.
- १२) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेले हमीपत्र क्र. १९/२०२१ दि
२८/१२/२०२१ ला अधिन राहणार आहे.

कळावे.

कनिष्ठ अभियंता

चतुःश्रृंगी पाणीपुरवठा विभाग
पुणे महानगरपालिका

उप अभियंता

चतुःश्रृंगी पाणीपुरवठा विभाग
पुणे महानगरपालिका

PUBLIC NOTICE

This is to inform that our project "One Place, F.C. Road" (Commercial and Residential building) at CTS.No.1197 Final Plot No.560, Shivajinagar (Bhamburda). Pune by M/s. Palash Realtors LLP, The Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) Maharashtra) has been accorded Environment clearance bearing No.EC223038 MH190135 DATED 13/03/2022 and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen on the website at <http://parivesh.nic.in>

Signature

M/s. Palash Realtors LLP

Through its Partner, **Mr. Sunil Mittal**

602, Ruchi Apartment, 1st floor, Pulachiwadi,

Deccan Gymkhana, Pune-411004

Pune, Dt.05/08/2022

जाहीर सूचना

आम्ही मे. पलाश रिऑलिटर्स एल.एल.पी. तर्फे भागीदार श्री. सुनिल गिरधारीलाल मित्तल, सदर जाहीर सूचनेद्वारे तमाम जनतेस कळवू इच्छितो की, भारत सरकार मंत्रालय पर्यावरण तर्फे महाराष्ट्र सरकारच्या पर्यावरण मंडळाने आमच्या सिटी सर्व्हे नं. ११९७, फायनल प्लॉट नं. ५६०, शिवाजीनगर, (भांबुर्डा) पुणे येथील वन प्लेस एफ.सी.रोड, नियोजित कमर्शियल व एसआरए प्रकल्पास दिनांक १३ मार्च २०२२ रोजी दिलेल्या EC No. EC22B038MH190135 अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रक मंडळ यांच्या कार्यालयात तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे. पुणे, दिनांक ०५/०९/२०२२

सही/-

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(पा.क्र.२२०९०९३४३७)