



Submission of Post EC Compliance Report (October 2024 to March 2025) for
(Residential and commercial)by M/S Shubh Housing

6 **CONCLUSIONS**

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Thanks & Regards,
Shubh Housing.

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Submission of Post EC Compliance Report (October 2024 to March 2025) for
(Residential and commercial)by M/S Shubh Housing

6. Discussion

Shrikrishna Environment Pune <skenviopune@gmail.com>

to ropune

Dead Sir/Madam

I, M/s. Shubh Housing submitting herewith six-monthly Post EC compliance report (October 2024 to Mar and commercial) by M/s Shubh Housing, Survey No. 55A/1A,Village Mundhwa, Taluka Haveli, District pun

Kind request you to find the attached document for your reference and perusal.

Thanks & Regards,
Shubh Housing.

One attachment • Scanned by Gmail



Shubh Developers: M2/ 13, 14, Nisarg Housing
Society Opposite Golf Course, Yerwada, Pune, 411006

Site Address: Shubh Tristar, Koregaon Park Annex,
Mundhwa, Pune 411036



Date: 01/06/2025

To,
The Regional Officer (Pune),
Maharashtra Pollution Control Board,
3rd Floor, Jog Center, Wakdewadi,
Pune - 411003.

Sub: Submission of half yearly compliance report (October 2024 to March 2025) Environmental Clearance for New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District pune. by M/s. Shubh Housing.

Ref: (1) Environmental Clearance Letter No SIA/MH/MIS/276387/2022 Dated on 21/07/2023.
2) Consent to Establish for Residential & Commercial project Vide No. Format 1.0/CC/UAN No.0000142003/CE/2304001679 Dated on: - 25/04/2023.

Respected Sir/Madam,

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

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

Thanking You,

For, M/s. Shubh Housing.

Authorized Signatory
Encls: As above



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Society Opposite Golf Course, Yerwada, Pune, 411006

Site Address: Shubh Tristar, Koregaon Park Annex,
Mundhwa, Pune 411036



Date:01/06/2025

To,
Regional Officer,
Western Central Zone (WCZ),
Ministry of Environment, Forest and Climate Change
Ground Floor, East Wing,
New Secretariat Building, Civil Lane,
Nagpur – 440001.

Sub: Submission of half yearly compliance report (October 2024 to March 2025) Environmental Clearance for New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District pune. by M/s. Shubh Housing.

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A handwritten signature in blue ink, appearing to be 'Shubh Housing'.

Authorized Signatory
Encls: As above



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Society Opposite Golf Course, Yerwada, Pune, 411006

Site Address: Shubh Tristar, Koregaon Park Annex,
Mundhwa, Pune 411036



Date: 01/06/2025

To,
The Member Secretary,
Maharashtra Pollution Control Board
3rd Floor, Kalpataru Point,
Scheme Road no. 8,
Opp. Sion circle, Sion (E),
Mumbai - 400 022.

Sub: Submission of half yearly compliance report (October 2024 to March 2025) Environmental Clearance for New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District pune. by M/s. Shubh Housing.

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Society Opposite Golf Course, Yerwada, Pune, 411006

Site Address: Shubh Tristar, Koregaon Park Annex,
Mundhwa, Pune 411036



Date: 01/06/2025

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

Sub: Submission of half yearly compliance report (October 2024 to March 2025) Environmental
Clearance for New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka
Haveli, District pune. by M/s. Shubh Housing.

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Thanking You,

For, M/s. Shubh Housing.

Authorized Signatory
Encls: As above



**SIX MONTHLY
ENVIRONMENTAL COMPLIANCE REPORT**

For Period: October 2024 to March 2025

**New Construction Project
AT**

**Survey No. 55A/1A, Village Mundhwa, Taluka
Haveli, District pune.**

By,

M/s. Shubh Housing.

INDEX

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

1. INFORMATION OF PROJECT OFFICER AND NODAL OFFICER

Sr. No	Particular	Details
1	Name of Project officer	New construction project by M/s. Shubh Housing. Address: Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune. Tel: 9730507265. Email: Suraj@shubhdevelopers.com.
2	Name of Nodal officers	Same as above

2. PHOTOGRAPHS SHOWING PRESENT PROGRESS OF WORK

(October 2024 to March 2025).



Building A- 3B+G and
Building B- 3B+G



Building C- Footing Work on base.

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

Monitoring Report

PART – I

2. DATA SHEET

Sr. No.	Particulars	Details						
1.	Project type: River Valley/ Mining/ Industry/ Thermal/ Nuclear/ Others (specify)	Building construction Project - New Construction Project.						
2.	Name of the Project	New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune. -411036						
3.	Clearance letter (s)/ OM No. and date	Environment Clearance obtained from Environment Department; Govt. of Maharashtra vide EC letter No. SIA/MH/MIS/276387/2022 dated 21/07/2023.						
4.	Location	Pune (Taluka – Haveli, Mundhwa)						
	a) District (s)							
	b) State (s)	Maharashtra						
	c) Location latitude / longitude	Survey. No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune.						
5.	Address for Correspondence	Mr. Suraj Agrawal (Partner)						
	a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	Address: M2/13,14, Nisarg Housing Society, Opposite Golf Course Yerwada, pune Tel: 9730507265 Email: Suraj@shubhdevelopers.com						
	b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)							
6.	Salient features of the Project	<p>Location of the project: M/s. Shubh Housing 55A/1A, Village Mundhwa, Taluka Haveli, District pune. Total Plot Area: 17118.23 m2. Net Plot Area: 7581.11 .m2 FSI Area: 73227.17 m2 Non FSI: 41017.84 m2. Total Built up Area: 121000.00 m2., Total BUA-115745.01 m2. (Plan approval No. Zone-4/1351 dated-14.062023) (Restricted as per approval). Bldg. Structure proposed: Total No of Buildings- 5, Club House -2.</p> <table> <tr> <th>No of Building</th><th>Configuration</th><th>Building Height</th></tr> <tr> <td>A</td><td>B1+B2+B3+GR+Mez. + 1st Floor + Po.1 +Po.2 + Po.3+Po.4</td><td>127.10</td></tr> </table>	No of Building	Configuration	Building Height	A	B1+B2+B3+GR+Mez. + 1st Floor + Po.1 +Po.2 + Po.3+Po.4	127.10
No of Building	Configuration	Building Height						
A	B1+B2+B3+GR+Mez. + 1st Floor + Po.1 +Po.2 + Po.3+Po.4	127.10						

			+33Floors+ Recreational Floor + Terrace	
	B	B1+B2+B3+GR+Mez. + 1st Floor + Po.1 +Po.2 + Po.3+Po.4 +33Floors+ Recreational Floor + Terrace	127.10	
	C	B1+B2+B3+GR+Mez. + 1st Floor + Po.1 +Po.2 + Po.3+Po.4 +33Floors+ Recreational Floor + Terrace	127.10	
	D	B1+B2+B3+GR+Mez. + 1st Floor + Po.1 +Po.2 + Po.3+Po.4 +33Floors+ Recreational Floor + Terrace	127.10	
	E(MHADA)	Gr+7 Floors	23.40	
	2 Club House	Club House No. 01-On Podium Level. Club House No. 02-On Ground at Open Space- G+1	3.00 7.00	
	Total number of Tenements	560 Flat (Residential)		
	<p>Proposed Units: Tenements: 560 Nos. Commercial: Shops: 59 Nos. Water requirement: 282 KLD Source: PMC STP proposed: 1 x 385 KLD + 1 x 25 KLD capacities with MBBR Technology Rain water harvesting: 4 no. of recharge pits proposed Landscape: 758 Sq.M landscape area. Parking provided: Parking provided for 90 Nos of Cars & 785 Nos of Scooters.</p> <p>Power Requirement: Maximum demand: 2099.97 kW Connected Load: 4942.25 kW Source: MSEDCL D.G. Set proposed in Operation Phase: 300 KVA x 2 Nos</p>			

		40KVA, 30KVA
7.	Breakup of the Project Area a) Submergence area: forest & non forest	Not Applicable
	b) Others	--
8.	Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans: a) SC, ST/Tribes b) Others (please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details & year of survey)	The project is proposed on own land thus there is no displacement of population is proposed
9 a)	Financial Details Project cost as originally planned and subsequent revised estimates and the year of price reference	Estimated Total Project Cost - Rs. 254 Cr.

b)	Allocation made for environmental management plans with item wise and year wise breakup	<table><tr><th>Sr. No.</th><th>Particulars</th><th>Amount. in Rs. Lakhs)</th></tr><tr><td colspan="3">Capital Cost</td></tr><tr><td>1.</td><td>Sewage Treatment Plant</td><td>130.00</td></tr><tr><td>2</td><td>Strom water networking</td><td>12.00</td></tr><tr><td>3.</td><td>Rain water harvesting</td><td>3.00</td></tr><tr><td>4</td><td>Green belt development</td><td>30.00</td></tr><tr><td>5.</td><td>Energy savings</td><td>61.00</td></tr><tr><td>6.</td><td>Solid waste management</td><td>15.00</td></tr><tr><td>7.</td><td>Environment Monitoring</td><td>2.00</td></tr><tr><td></td><td>Total</td><td>263.00</td></tr><tr><td colspan="3">O & M Cost</td></tr><tr><th>Sr. No</th><th>Particulars</th><th>Amount in Rs. Lakhs</th></tr><tr><td>1.</td><td>Sewage Treatment Plant</td><td>30.00</td></tr><tr><td>2</td><td>Strom water networking</td><td>0.50</td></tr><tr><td>3.</td><td>Rain water harvesting</td><td>0.50</td></tr><tr><td>4.</td><td>Green belt development</td><td>6.00</td></tr><tr><td>5.</td><td>Energy savings</td><td>3.00</td></tr><tr><td>6.</td><td>Solid waste management</td><td>5.00</td></tr><tr><td>7.</td><td>Environment Monitoring</td><td>3.00</td></tr><tr><td></td><td>Total</td><td>50.00</td></tr></table>			Sr. No.	Particulars	Amount. in Rs. Lakhs)	Capital Cost			1.	Sewage Treatment Plant	130.00	2	Strom water networking	12.00	3.	Rain water harvesting	3.00	4	Green belt development	30.00	5.	Energy savings	61.00	6.	Solid waste management	15.00	7.	Environment Monitoring	2.00		Total	263.00	O & M Cost			Sr. No	Particulars	Amount in Rs. Lakhs	1.	Sewage Treatment Plant	30.00	2	Strom water networking	0.50	3.	Rain water harvesting	0.50	4.	Green belt development	6.00	5.	Energy savings	3.00	6.	Solid waste management	5.00	7.	Environment Monitoring	3.00		Total	50.00
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c)	Benefit cost ratio/Internal rate of return and the year of assessment	Not applicable																																																														
d)	Whether (c) includes the cost of environmental management as shown in the above	Yes, included																																																														
e)	Actual expenditure incurred on the project so far	Not yet initiated.																																																														
f)	Actual expenditure incurred on the environmental management plans so far	Not yet initiated.																																																														
10	Forest Land Requirement																																																															
a)	The status of approval for diversion of forest land for non-forestry use	Not applicable																																																														
b)	The status of clearing felling	Not applicable																																																														

c)	The status of compensatory afforestation, if any comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	Not applicable
11	The status of clear felling in non-forest areas (such as submergence area or reservoir, approach roads.), if any with quantitative information required.	Not applicable
12	Status of construction (Actual & /or planned)	Building A- 3B+G and Building A- 3B+G Building C- Footing Work on base.
a)	Date of commencement (Actual & / or planned)	Date of commencement is 6 th April 2023.
b)	Date of completion (Actual & /or planned)	Expected date of completion is December 2027.
13	Reasons for the delay if the project is yet to start	NA
14	Dates of Site Visits	NA
a)	The dates on which the project was monitored by the Regional Office on previous occasions, if any	Nil
b)	Date of site visits for this monitoring report	Nil

Name: New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune.- 411036

For, M/s/ Shubh Housing..



Authorized Signatory

Encls: As above



**3. Point-wise compliance status to various stipulations, as laid down by
State Environmental Impact Assessment Authority (SEIAA),
Maharashtra (MoEF&CC)**

Compliance Period October 2024 to March 2025		
COMPLIANCE CONDITIONS		
Specific Condition		
A. SEAC Conditions: -		
Sr. No.	Conditions	Compliance
1.	PP to submit the coordinated layout section.	Noted. and comply
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.	Noted, PP will provide total required parking area with arrangement for electric charging facilities during operation phase.
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 for the compliance, PP shall use water from tankers during construction phase
B. SEIAA Conditions: -		
1.	PP has provided mandatory RG area of 758 m2 on ground. Local planning authority to ensure the compliance of the same.	PP has complied with the condition, the mandatory RG has been proposed on ground.
2.	This EC is restricted for building no E up to 20.65 m height only as per CFO NOC	Noted.
3.	PP to keep 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.	PP shall comply with the condition and will provide grass pavers of suitable types & strength to increase water permeability
4.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted. PP will provide 5% of total energy requirement from solar energy
5.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-1A.III dt.04.01.2019.	The above condition is noted and will be adhere to.
6.	SEIAA after deliberation decided to grant EC for FSI-73227.17 m2, Non FSI-41017.84 m2, Total BUA-115745.01 m2. (Plan approval No. Zone-4/1351 dated-14.06.2023) (Restricted as per approval)	Noted. Granted EC is attached. Annexure 1
General Condition		
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.	PP has complied with the condition. Excavated debris is being disposed off at landfilling sites & is being used for levelling purpose at site. The waste generated during construction will be disposed to authorized dealer.

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.	PP will dispose dry or inert solid waste on same project site; hence no any construction or excavated material shall be disposed out of the project site.
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.	Used oil from D.G. Set is the only hazardous waste generated and it is given to authorized dealer.
IV.	Adequate drinking water and sanitary facility 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.	Noted and complied by PP. Photographic evidence attached as an Annexure 2.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and will be complied during operational phase.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted and complied by PP.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	Project site does not have source of ground water hence ground water sample collected from nearby area through NABL and MOEF approved laboratory. Ground water quality monitoring report attached as Annexure 3.
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.	Not Applicable, no ground water has been withdrawn.
IX.	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor base control.	Noted and will be complied during operation phase.
X.	The energy conservation building code shall be strictly adhered to.	The construction will be carried out as per ECBC norms.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top soil excavated has been stored separately and will be used for landscaping purpose during operation phase of the project.
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.	Excavated material has been collected & stored within the project site. It shall be reused within the project site for levelling, backfilling, and internal road marking purposes.
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 containments.	Soil quality of the project site has been monitored by NABL and MOEF approved laboratory. Soil quality monitoring report attached as Annexure 4.

XIV.	PP strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and preservation of Trees Act, 1975 as amended during the validity of environment clearance.	Noted and will adhere to.
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 will comply the condition. PP will use low Sulphur Diesel as a fuel and DG set will be used only in case of power failure.
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.	Noted and shall be complied with.
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, 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 .	Construction activity is being carried out only during the daytime, and the noise level is regularly monitored. The ambient noise monitoring report of the NABL and MOEF-approved laboratory is attached as Annexure 5 .
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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted by PP. DG set will be installed as per CPCB norms with acoustic enclosure. PP will use LSD as fuel in DG set.
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 Surrounding by a separate environment cell / designated person.	Noted and will be comply.
b) operation phase: -		
I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted. PP will comply the condition. Wet waste will be treated in OWC during operation phase. PP will handover dry waste to authorize vender / SWaCH agency to segregate and dispose solid waste.
II.	E-waste shall be disposed through Authorized vendor as per E-waste Management and Handling) Rules,2016	Noted and agreed, PP will handover to Authorized agency.
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	PP shall comply with the condition. Sewage treatment plant will be installed at site. The wastewater generated will be treated into Sewage treatment plant and treated water

	emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. 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 the possibility to recycle at least 50 % of water, Local authority should ensure this.	will be used for flushing and gardening purpose.
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 after for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted by PP & will comply with the condition.
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.	Noted by PP and will comply the condition.
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.	PP will comply with the condition. Sufficient parking facility provided by PP. So, no public space utilized for parking. Proper entry/exit plan in place to avoid traffic congestion.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	PP will comply the condition. PP will provide adequate electric charging points during operation phase at suitable places.
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.	PP will comply the condition. Green belt development will be done at site as per CPCB norms.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and adhered to.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted and complied. PP will be allocating separate fund for the environmental protection measures.
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	Noted and complied with. PP has given advertisement of EC granted project in two newspapers Marathi & English. Photograph attached as Annexure 6 .
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	Noted and shall be complied with.

	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 ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	PP has noted the condition for compliance.
c) General EC Condition		
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted and agreed by PP.
ii	If applicable Consent for Establishment” shall be obtained from Maharashtra Pollution Control Board under Air & Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Complied. PP has obtained CTE vide No: Format1.0/CC/UAN No.0000142003/CE/2304001679 dated on: - 25/04/2023. Attached as Annexure 7 .
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.	Noted and agreed with stipulated conditions.
iv	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitoring data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal office of CPCB & the SPCB.	Noted and as suggested six monthly compliance reports are being submitted to the respective authorities.
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.	Noted & agreed.
vi	No further expansion or modifications, other than the mentioned in EIA notification, 2006 and its amendments, shall be carried out prior approval of the SEIAA. In case of deviations and alterations in the project proposal from those submitted to SEIAA for clearance a fresh reference shall be made to SEIAA. As applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted and will comply by PP.
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	Noted by PP.

	environment clearance does not necessarily imply 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.	Noted & agreed with stipulated condition.
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.	Complied.
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 Environment protection Act,1986.	The above condition is noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted by PP.
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 amendment .	The above condition is noted and will be adhere to.
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.	The above condition is noted and will be adhere to.

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

5. Point wise compliance status to various stipulation standard EC conditions for project/activity 8(a/b): Building and Construction Projects / Townships and Area Development Projects

EC No: SIA/MH/MIS/276387/2022 dated 21/07/2023.

Compliance period: October 2024 to March 2025.

INTRODUCTION OF PROJECT	
Details as per EC	
Name of project	New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District pune-411036
Name of proponent	M/s. Shubh Housing
Type of project	Residential and Commercial Project.
Location of project site	55A/1A, Village Mundhwa, Taluka Haveli, District pune.
Total plot Area	17118.23 m2
Total build up area	121000.00 m2 Total BUA-115745.01 m2. (Plan approval No. Zone-4/1351 dated-14.062023) (Restricted as per approval).

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

Sr. No.	Compliance Point	Compliance
I. Statutory Compliance:		
i.	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in	PP shall obtain all the necessary permissions from the respective departments. All the construction work is being carried out in accordance with the local building bye laws. The report attached as annexure 8 .

	accordance with the local building byelaws.	
ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	The above condition is noted and will be adhere to.
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Not applicable because project site does not under forest area.
iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable because project site does not come within the radius of any wildlife sanctuary or nearby any wildlife sanctuary.
v.	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.	Complied. consent to establish obtained from MPCB vide letter No: -Format1.0/CC/UAN No.0000142003/CE/2304001679 dated 25/04/2023 Attached as Annexure 7 .
vi.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	The extraction of drawl of ground water will not take place. During operation phase water will be receive from Pune Municipal Corporation (PMC).
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	PP will obtain the required certificates from state electricity board.
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	PP will obtain all statutory clearance/ approval from respective competent authorities Storage of Diesel and Petroleum products will not take place.

ix.	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	OWC will be provided for treatment of wet waste. Dry waste will be collected, segregated and disposed.
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	PP will follow the ECBC/ ECBC-R prescribed by Bureau of Energy efficiency, Ministry of power strictly.
II. Air Quality Monitoring and Prevention		
i.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Dust mitigation measures implemented during construction phase of the project.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Management plan is prepared by PP.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.	Ambient Air quality monitoring done regularly by MOEF and NABL approved lab. Monitoring report attached as Annexure 9 .
iv.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	DG set will be installed as per MPCB Norms. And fuel in DG set using low Sulphur Disel.

v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Noted. the barricade photocopy attached as annexure 10.
vi.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Noted. Construction material covering with tarpaulin sheet.
vii.	Wet jet shall be provided for grinding and stone cutting.	Wet jet will be provided for grinding and stone cutting.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Noted.
ix.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Excavated material & topsoil stored properly to prevent excavated soil from spilling out of the site boundaries on to adjoining roads and properties.
x.	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Agreed. L.S.D. Fuel will used for D.G. DG. set will used at a time of power failure.
xi.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate	The location and height of DG set will be installed as per CPCB norms. Acoustic enclosure at a time of operation phase.

	the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted. natural ventilation will provide for the commercial and residential units.
III. Water quality monitoring and preservation		
i.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	No natural drainage or water bodies or wetland located at project site however, rainwater harvesting will propose through recharge pit.
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Agreed Building design as per minimum cutting and filling concern.
iii.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Quantity of water will used as per EC. Excess treated water will used for gardening and flushing.
iv.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	PP have made provision of recharge pit for rainwater harvesting purpose.
v.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified	The project proponent has obtained the necessary permissions in timely manner.

	separately for ground water and surface water sources, ensuring that there is no impact on other users.	
vi.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	PP have made provision as per approved EC.
vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Noted. the dual plumbing network system will be installed at the time of operation phase.
viii.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	PP has implemented low-flow faucets and tap aerators to promote water conservation, which will be included in the building plan.
ix.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	PP lay down dual plumbing system to segregate the gray and black water before operation phase.
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	PP have used ready mix concrete, curing agents to reduce demand of water. Chemical admixtures using for accelerating time required for curing. The photograph attached as an annexure 11.
xi.	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Recharge pits/ storage tanks will be provided for ground water recharging as per the approved EC.

xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	The above condition is noted.
xiii.	All recharge should be limited to shallow aquifer.	Provision of recharge pit will be installed as per hydrogeology study.
xiv.	No ground water shall be used during construction phase of the project.	No extraction of ground water for construction as well as in operation phase.
xv.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Project site does not have any source of groundwater; sample collected from nearby area/Pune municipal corporation through NABL and MOEF approved laboratory.
xvi.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted will be complied.
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Agreed, PP will made provision of STP with MBBR technology treatment.
xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	Agreed, no sewage or untreated effluent water has been discharged through storm water drains all generated effluent will be treated and reused for

		flushing and gardening purpose. Only excess treated water discharged through municipal drainage line.
xix.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	PP has made treatment provision of 100% of generating sewage with MBBR technology.
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Agreed, periodic monitoring of water quality of treated sewage will be conducted and provision of tertiary treatment for odor problem of STP.
xxi.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted. Sludge generated from onsite sewage treatment, including septic tank, will be properly collected, conveyed and disposed as per the prescribed norms.

IV. Noise Monitoring And Prevention

i.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during	The above condition complied. Ambient Noise level monitoring done through NABL/MOEF approved laboratory. Report attached as an Annexure 6 .
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	construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	
ii.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise level monitored by MOEFCC approved lab as per norms.
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Noted. Acoustic barriers including shuttering panels will be used around the site to reduce the noise impact.
V Energy Conservation Measures		
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Project is designed & be preparing as per ECBC norms.
ii.	Outdoor and common area lighting shall be LED.	Outdoor and common area lighting will be LED.
iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Project designed as per guidelines of National Building Code and ECBC norms.
iv.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Energy saving measures will be proposed, installed before operational phase of project ie. LED and solar panels.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to	Solar PV panels will be provided for electricity generation.

	1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	
vi.	Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Provision to use of solar power during operational phase. Solar water heater will be provided and electric meter will be installed in operational phase.
VI. Waste Management		
i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	During operation phase of the project proper solid waste management will be provided. In which waste will be collected and segregated into dry waste and wet waste. Dry waste will be collected and disposed of through the authorized agency and wet waste will be treated in the organic waste converter (OWC).
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Excavated debris & construction waste reused on site for backfilling and plot leveling.
iii.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	PP will comply the condition. Segregate dry and wet waste in a separate manner.
iv.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Treatment of organic waste proposed on site by OWC, 100% organic waste will be treated.

v.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All concrete waste will be collected, recycled if possible and removed from the site for disposal at a government approved disposal site.
vi.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Hazardous waste generated during construction phase will be disposed of as per SPCB.
vii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	PP will comply the condition.
viii.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25 th January, 2016., Ready mixed concrete must be used in building construction.	Use of fly ash not applicable to this project because thermal power station does not come with 100 km of radius from project site.
ix.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	PP will comply the condition.
x.	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	PP will provision to collect/disposed used CFLs and TFLs.
VII. Green Cover		
i.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.	Top soil is being preserved and used for landscape development. Soil sample tested through NABL and MOEF approved laboratory. The soil sampling report attached as an Annexure 4 .

	Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	
ii.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	PP will comply the condition by planting native species of trees on landscape ie. 1 tree for every 80 sq m.
iii.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Noted and agreed.
iv.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Top soil will be used for plantation in landscape area.

VIII. Transport

i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.	<p>Complied with.</p> <p>PP have done traffic Impact assessment. PP makes planning as per parking norms and regulations to access that a new development will not affect the surrounding road network.</p>
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	<p>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</p> <p>b. Traffic calming measures.</p> <p>c. Proper design of entry and exit points.</p> <p>d. Parking norms as per local regulation</p>	
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should confirm to applicable air and noise emission standards be operated only during non-peak hours.	Noted. PP receives the PUC from the transportation department and will inspect the vehicle on a regular basis.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Noted and complied with.
IX. Human Health Issues		
i.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in	PPE kit provided to workers at the time of construction phase.

	any area with dust pollution shall be provided with dust mask.	
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Indoor air quality will be maintained as per the National building code of India.
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	PP will Implement Hazard identification and risk assessment and disaster management plan.
iv.	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Noted and comply. The photograph attached as an annexure 2 .
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted and comply.
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted and complied with.

X. Corporate Environment Responsibility

i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide File. No. 22-65/2017-IA.III dated 30 th September 2020 and OM vide File. No. 22-65/2017-IA.III dated 25 th February 2021, as applicable, regarding Corporate Environment Responsibility.	Noted by PP.
ii.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any	Noted.

	infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	
iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	PP will made separate environmental cell.
iv.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	Noted and comply.
XI. Miscellaneous		
i.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	PP has complied the condition by giving advertisement in two newspapers in Marathi as well as English language. Attached as Annexure 7 .
ii.	The copies of the environmental clearance shall be submitted by the	Noted and comply.

	project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	
iii.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted.
iv.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted and as suggested six monthly compliance reports are being submitted to the respective authorities.
v.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Noted by PP. will submit environmental statement.
vi.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted. and will be comply.
vii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	The project proponent will strictly adhering to the conditions laid down by the SPCB.
viii.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that	Noted and agreed by pp.

	during their presentation to the Expert Appraisal Committee.	
ix.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	PP shall not make any expansion or modifications of project without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
x.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	PP will be surely adhering the stipulated condition if found false.
xi.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted and agreed by PP.
xii.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Company will implement these conditions in timely manner.
xiii.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data information monitoring reports.	Noted and will be comply.
xiv.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of	PP will surely commit the stipulated condition.



	India / High Courts and any other Court of Law relating to the subject matter.	
xv.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	PP has noted and agree to the following stipulated conditions of the Environmental clearance.

List of Annextures

Sr. No	Annexures
1	Environmental Clearance letter
2	Site Photograph Showing Drinking Water and Sanitary facility.
3	Water quality monitoring report.
4	Soil quality monitoring report.
5	Noise quality monitoring report.
6	Advertisement
7	Consent to establish
8	Commencement Certificate from Municipal Corporation
9	Air quality monitoring report.
10	Site photograph shows Barricade of Project.
11	Site Photograph Showing ready-mix concrete report.
12	Site photographs showing use of gunny bags
13	Site photograph shows entry exit

Annexure 1

Environmental Clearance letter

ENVIRONMENTAL CLEARANCE	 Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Maharashtra)																		
	To, The Partner SHUBH HOUSING Mittal House, M2, 13, 14, Nisarg Co op Housing Society, opp Golf Course, Near Narayan Sweets, Yerwada, Pune. -411006																		
PARIVESH <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	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/276387/2022 dated 03 Jun 2022. The particulars of the environmental clearance granted to the project are as below:																		
	<table><tr><td>1. EC Identification No.</td><td>EC23B038MH167790</td></tr><tr><td>2. File No.</td><td>SIA/MH/MIS/276387/2022</td></tr><tr><td>3. Project Type</td><td>New</td></tr><tr><td>4. Category</td><td>B2</td></tr><tr><td>5. Project/Activity including Schedule No.</td><td>8(a) Building and Construction projects</td></tr><tr><td>6. Name of Project</td><td>New construction project by Shubh Housing</td></tr><tr><td>7. Name of Company/Organization</td><td>SHUBH HOUSING</td></tr><tr><td>8. Location of Project</td><td>Maharashtra</td></tr><tr><td>9. TOR Date</td><td>N/A</td></tr></table>	1. EC Identification No.	EC23B038MH167790	2. File No.	SIA/MH/MIS/276387/2022	3. Project Type	New	4. Category	B2	5. Project/Activity including Schedule No.	8(a) Building and Construction projects	6. Name of Project	New construction project by Shubh Housing	7. Name of Company/Organization	SHUBH HOUSING	8. Location of Project	Maharashtra	9. TOR Date	N/A
1. EC Identification No.	EC23B038MH167790																		
2. File No.	SIA/MH/MIS/276387/2022																		
3. Project Type	New																		
4. Category	B2																		
5. Project/Activity including Schedule No.	8(a) Building and Construction projects																		
6. Name of Project	New construction project by Shubh Housing																		
7. Name of Company/Organization	SHUBH HOUSING																		
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.																		
	<div style="text-align: right;">(e-signed) Pravin C. Darade , I.A.S. Member Secretary SEIAA - (Maharashtra)</div> Date: 21/07/2023																		
	<p><i>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.</i></p> <p><i>This is a computer generated cover page.</i></p>																		
EC Identification No. - EC23B038MH167790 File No. - SIA/MH/MIS/276387/2022 Date of Issue EC - 21/07/2023 Page 1 of 11																			

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/276387/2022
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Shubh Housing,
Survey No. 55A/1A, Village Mundhwa,
Taluka Haveli, Dist. Pune.

Subject : Environment Clearance for proposed Construction Project at Survey No.
55A/1A, Village Mundhwa, taluka Haveli, Dist. Pune by M/s.Shubh Housing

Reference : Application no. SIA/MH/MIS/276387/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 149th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

1	Proposal Number	SIA/MH/MIS/276387/2022	
2	Name of Project	New Construction Project at Survey No. 55A/1A, Village Mundhwa, taluka Haveli, Dist. Pune 411036	
3	Project category	8 (a) of EIA Notification 2006- B2 Type – Building & Construction Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Suraj Agarwal (Partner)
		Regd. Office address	Shubh Housing M2/13,14, Nisarg Housing Society, Opposite Golf Course Yerwada, Pune
		Contact number	9730507265
		e-mail	Suraj@shubhdevelopers.com
6	EMP Consultant	Oasis Environmental Foundation Accreditation Certificate no. NABET/EIA/1922/RA 0199 valid till 24 th September 2022 (The scope is limited only to Preparation of EMP in accordance with EIA notification dated 03-03-2016)	
7	Applied for	Fresh EC	
8	Details of previous EC	Not Applicable	

9	Location of the project	Survey No. 55A/1A, Village Mundhwa, Tal. Haveli, Dist. Pune					
10	Latitude and Longitude	Latitude: 18°31'59.83"N, Longitude: 73°55'48.05"E					
11	Total Plot Area (m ²)	17118.23					
12	Deductions (m ²)	9537.12					
13	Net Plot area (m ²)	7581.11					
14	Proposed FSI area (m ²)	75,167.64					
15	Proposed Non-FSI area (m ²)	45,832.36					
16	Proposed TBUA (m ²)	121000.00					
17	TBUA (m ²) approved by Planning Authority till date	Approval as per UDCPR from PMC is in process.					
18	Ground coverage (m ²) & %	4461.40 (59 %)					
19	Total Project Cost (Rs.)	254 Crores					
20	CER as per MoEF&CC circular dated 01/05/2018	----					
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>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	NA
	-	-	-	A	B1 + B2 + B3 + GR + Mez. + 1 st Floor + Po.1 + Po.2 + Po.3 + Po.4 + 33 Floors + Recreational Floor + Terrace	127.10	
				B			
				C			
				D			
				E (MHADA)	Gr + 7 Floors	23.40	
				2 Club Houses	Club House No. 01 – On Podium Level Club House No. 02 – On Ground at Open Space – G+1	3.00 7.00	
	22	Total number of tenements	560 Flats (Residential)				

		59 Shops (Commercial)			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	282	Fresh Water	282
		Recycled (Flushing + Gardening)	166	Recycled (Flushing)	156
		Swimming Pool	4	Swimming Pool	4
		Flushing	156	Flushing	156
		Total	448	Total	438
		Waste water	410	Waste water	410
24	Water Storage Capacity for Firefighting / UGT	300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre monsoon- 11 m. to 12 m. BGL Post monsoon - 4 m to 5 m. BGL.		
		Size and no of RWH tank(s) and Quantity	N.A.		
		Quantity and Size of Recharge Pits	4 Nos. (3 terrace + 1 Surface) 2 m. X 2 m. X 2 m.		
		Details of UGT tanks if any	NA		
27	Sewage and Wastewater	Sewage generation in CMD	410		
		STP technology	MBBR		
		Capacity of STP (CMD)	1) 385 CMD 2) 25 CMD		
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8 Kg /day	Handed over to authorized agency	
		Wet waste:	10 Kg /day		
		Construction Waste:	12 m ³ /day	Reuse for road construction & refilling	
29	Solid Waste Management during Operation phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	725	Treatment - Segregation at source only. Disposal - Through authorized vendor	
		Wet waste	950	Treatment - OWC machine Disposal - Used as a manure	
		Hazardous waste	N.A.	N.A.	
		Biomedical waste	Not Quantified yet	Authorized Vendor	
		E-Waste	2490 Kg/Year	Will be Handed over to Authorized	

				Agency	
		STP Sludge (dry)	36 Kg/day	Used as manure	
30	Green Belt Development	Total RG area (m ²)		Proposed Open Space Area: 758	
		Existing trees on plot		126	
		Number of trees to be planted		64	
		Number of trees to be cut		103	
		Number of trees to be transplanted		NIL	
31	Power requirement	Source of power supply		MSEDCL	
		During Construction Phase (Demand Load)		15 kW	
		During Operation phase (Connected load)		4942.25 kW	
		During Operation phase (Demand load)		2099.97 kW	
		Transformer		630 kVA X 4	
		DG set		300 KVA x 2 Nos 40 kVA, 30kVA	
		Fuel used		HSD 60.8/6.4/4.8 lit./hr @ 80% Loading	
32	Details of Energy saving	<ul style="list-style-type: none">✓ Saving in Energy Consumption is 18.54 % on Total demand load.✓ Use of LED lamps in all public/ common areas.✓ Solar water heating for all tenements✓ Separate energy meter for all pollution control devices✓ Electricity generation through solar PV Panels✓ Use of energy efficient motors			
33	Environmental Management plan budget during Construction phase	No.	Details	Cost In Rs	
		1	Erosion Control: Dust Suppression & barricading	5 Lakh	
		2	Site Safety: Nets, Barricades	2 Lakh	
		3	Site Sanitation: Public Toilets	2 Lakh	
		4	Disinfection & health check-up	2 Lakh	
		5	Environmental Monitoring: STP, OWC	2 Lakh	
		6	Total	13 Lakh	
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Lakh)	O&M Cost (Lakh/Y)
		Sewage treatment	STP (including external drainage connection)	130.00	30.00
		Storm water networking	Storm water networking	12.00	0.50

		RWH	Rain Water Harvesting	3.00	0.50
		Solid Waste	Solid waste Management	15.00	5.00
		Green Belt Development	Landscape	30.00	6.00
		Swimming Pool	-	40.00	2.00
		Energy Saving Measures	Energy saving through solar water heater, solar PV. Energy efficient equipment	61.00	3.00
		Environmental Monitoring	Air, Water, Noise, Soil monitoring	2.00	3.00
		Total	-	263.00	50.00
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	90	90	12.5
		2-Wheeler	785	785	2.00
		Bicycles	-	-	-
36	Details of Court cases / litigations w.r.t. the project and project location if any	PP states that there is no court case against project or project location as on date			

3. The proposal has been considered by SEIAA in its 261st (Day-3) meeting held on 14.06.2023 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 coordinated layout section.
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 has provided mandatory RG area of 758.11 m2 on ground. Local planning authority to ensure the compliance of the same.
2. This EC is restricted for building no E up to 20.65 m height only as per CFO NOC.

3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI –73227.17 m2, Non FSI-41017.84 m2, Total BUA-115745.01 m2. (Plan approval No. Zone-4/1351 dated-14.06.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

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

the extent possible) so that natural drainage system of the area is protected and improved.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to

give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

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

C) General EC Conditions:-


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

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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


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, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Validity unknown Validity unknown

Digitally signed by Shri Pravin C.
Darade, I.A.S.
Member Secretary

Date: 7/21/2023 5:38:04 PM

Annexures 2

Site Photograph Showing Drinking Water and Sanitary facility.



Sanatory Facilities



Toilet.



Disinfection of site regularly.

Annexures 3

Water quality monitoring report.



EHS MATRIX
PRIVATE LIMITED

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

TEST REPORT

Report No:	EHSM/2025/Mar/R-830	Issue Date	23/03/2025
Name and Address of Customer	New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune - 411036		
Sample Name	Water	Sample Description	Ground Water
Date of Sampling	17/03/2025	Sampling Time	10.45 AM
Sampling Location	Near project site Area	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	02 L
Start Date of Analysis	19/03/2025	End Date of Analysis	23/03/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B, 23 rd Ed.2017
2	Turbidity	<1.0	NTU	<1.0	APHA 2130 B, 23 rd Ed.2017
3	pH at 25°C	7.46	--	6.5 to 8.5	APHA 4500 H+ B, 23 rd Ed.2017
4	Total Dissolved Solids TDS	235.0	mg/L	Max500	APHA 2540 C, 23 rd Ed.2017
5	Calcium (as Ca)	38.0	mg/ L	Max 75	IS 3025 (Part 40):2019
6	Chloride(as Cl)	51.0	mg/ L	Max 250	APHA 4500 Cl ⁻ B, 23 rd Ed.2017
7	Residual Free Chlorine (as Cl)	0.35	mg/ L	Min 0.2	APHA 4500 Cl ⁻ B, 23 rd Ed.2017
8	Iron(as Fe)	<0.1	mg/ L	Max 0.3	APHA 3111 B, 23 rd Ed.2017
9	Magnesium (as Mg)	22.0	mg/ L	Max 30	IS 3025 (Part 46):2019
10	Sulphate (as SO ₄)	51.0	mg/ L	Max 200	IS 3025 (Part 24/Sec 1):2022
11	Total Hardness(as CaCO ₃)	128.0	mg/ L	Max 200	IS 3025 (Part 21):2019
12	Total Alkalinity (as CaCO ₃)	101.0	mg/ L	Max 200	IS 3025 (Part 23):2019

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



Rahul Patil

Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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




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

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

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




Annexure 4

Soil quality monitoring report

 EHS MATRIX PRIVATE LIMITED		Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate, Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India. +91 91585 60571 / +91 95796 84751 / +91 90961 85285 www.ehsmatrix.co.in ehsmatrixpune@gmail.com		
TEST REPORT				
Report No:	EHSM/2025/Mar/R-831	Issue Date	23/03/2025	
Name and Address of Customer	New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune - 411036			
Sample Name	Soil	Sample Description	Soil	
Date of Sampling	17/03/2025	Sampling Time	12.25 PM	
Start Date of Analysis	19/03/2025	End Date of Analysis	23/03/2025	
Sampling Location	Project Site	Sampling Procedure	--	
Sampling done by	Client	Sample Quantity	02 Kg	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25°C	7.29	--	IS 2720(Part 26) 1987
2	Conductivity	311.0	µS/cm	IS 14767 : 2000
3	Organic Matter	3.7	mg/Kg	IS 2720 (Part 22)1972
4	Available Nitrogen (as N)	52.0	mg/Kg	Manual Of Soil Testing
5	Available Phosphorus	31.0	mg/Kg	Manual Of Soil Testing
6	Available Potassium (as K)	59.0	mg/Kg	Manual Of Soil Testing
7	Zinc (as zn)	0.48	mg/Kg	Manual Of Soil Testing
8	Boron (as B)	0.31	mg/Kg	Manual Of Soil Testing
9	Lead (as Pb)	0.26	mg/Kg	Manual Of Soil Testing
10	Manganese (as Mn)	0.54	mg/Kg	Manual Of Soil Testing
11	Sulphate (as SO ₄)	51.2	mg/Kg	Manual Of Soil Testing
12	Chloride (as Cl)	40.0	mg/Kg	Manual Of Soil Testing
13	Sodium (as Na)	0.31	mg/Kg	Manual Of Soil Testing
14	Soil Texture	Clay	-	Manual Of Soil Testing
15	Water Holding Capacity	22.0	%	Manual Of Soil Testing
16	Magnesium (as Mg)	14.4	mg/Kg	Manual Of Soil Testing
17	Calcium (as Ca)	55.0	mg/Kg	Manual Of Soil Testing
Remark :				
		 Authorized Signatory Mr. Rahul Patil (Director)		
Page 01 of 01				
Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.				
Register Office Address : C-7, Omkar Kudale Patil Estate, Manik Baugh, Sinhged Road, Pune - 411051. +91 20 2435 6133 +91 90961 85285 / +91 91585 60571		Branch Office Address : F-01, Shakuntala Complex, Rajarampuri, 4th Lane, Kolhapur - 416008. +91 98343 07334		CERTIFICATIONS : ISO 9001 : 2015 ISO 14001 : 2015 ISO 45001 : 2018 ISO/IEC 17025 : 2017 (NABL)

Annexure 5

Noise quality monitoring report

 EHS MATRIX PRIVATE LIMITED		Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate, Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India. +91 91585 60571 / +91 95796 84751 / +91 90961 85285 www.ehsmatrix.co.in ehsmatrixpune@gmail.com			
TEST REPORT					
Report No:	EHSM/2025/Mar/R-829		Issue Date	23/03/2025	
Name and Address of Customer	New Construction Project at Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District Pune - 411036				
Sample Name	Noise	Sample Description	Ambient Noise		
Date of Sampling	17/03/2025	Sampling duration	Spot Time		
Sampling done by	Client				
Results					
Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (MPCB Standards dB(A))	Methods
1.	Project Site	52.0	41.5	55/45	CPCB Guideline
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB.					
			 Authorized Signatory Mr. Rahul Patil (Director)		
Page 01 of 01					
Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.					
Register Office Address : C-7, Omkar Kudale Patil Estate, Manik Baugh, Sinhgad Road, Pune - 411051. +91 20 2435 6133 +91 90961 85285 / +91 91585 60571		Branch Office Address : F-01, Shakuntala Complex, Rajarampuri, 4th Lane, Kolhapur - 416008. +91 98343 07334		CERTIFICATIONS : ISO 9001 : 2015 ISO 14001 : 2015 ISO 45001 : 2018 ISO/IEC 17025 : 2017 (NABL)	

Annexure 6

Advertisement

PUBLIC NOTICE

We, M/s. Shubh Housing hereby bring to the kind notice of general Public that Department of Environment, Government of Maharashtra has been issued Environmental Clearance for our Proposed New Construction Project by M/s. Shubh Housing at Survey No. 55A/1A, Mundhwa, Tal Haveli, Dist Pune Maharashtra vide letter dated 21/07/2023 bearing file No. SIA/MH/MIS/276387/2022. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the website of the Department of Environment, Government of Maharashtra at <http://www.ec.maharashtra.gov.in>

M/s. Shubh Housing

Annexure 7
Consent to establish

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd 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.0000142003/CE/2304001679

Date: 25/04/2023

To,
M/s SHUBH HOUSING,
Survey No. 55, Mundhwa,
Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for Residential & commercial construction project under Red Category

Ref: Minutes of 21st Consent Committee Meeting of 2022-23 held on 26.11.2022

Your application NO. MPCB-CONSENT-0000142003

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.254 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential & commercial construction project named as M/s SHUBH HOUSING, Survey No. 55, Mundhwa, Tal Haveli, Dist Pune on Total Plot Area of 17118.23 SqMtrs for proposed total construction BUA of 121000.00 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	410	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1, S2	DG Set-2 NOs, 300 kVA each	02	As per Schedule -II
S3	DG Set-40 kVA	01	As per Schedule -II
S4	DG Set-30 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	950 Kg/Day	OWC	Used as Manure
2	Non biodegradable waste	725 Kg/Day	Authorized Vendor	Authorized Vendor
3	STP Sludge	40 Kg/Day	OWC	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
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E .
- 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. J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-04-25 14:04:14 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	508000.00	MPCB-DR-12800	27/06/2022	RTGS

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 provide Sewage Treatment Plant of designed capacity 410 CMD with MBBR technology for the treatment of 410 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	438.00
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, S-2	DG Set-2 NOs, 300 kVA each	Acoustic Enclosure	4.00	Diesel 110 Ltr/Hr	1	SO ₂	52.8 Kg/Day
S-3	DG Set-40 kVA	Acoustic Enclosure	3.00	Diesel 25 Ltr/Hr	1	SO ₂	12 Kg/Day
S-4	DG Set	Acoustic Enclosure	3.00	Diesel 15 Ltr/Hr	1	SO ₂	7.2 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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:-**
- 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	upto commissioning of the project	upto commissioning of the project

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.



- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Annexure 8

Commencement Certificate from Municipal Corporation

	पुणे महानगरपालिका (चतुर्विध वस्तुव्यवहार घालील कमांक व दिनांक यांच्या उद्देशाने करावा) (बांधणीचा वा इमारतीच्या कायदेशीर भातकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संपत्तीवर देण्यात येत आहे.)	बांधकाम विकास विभाग पुणे महानगरपालिका शिवाजीनगर, पुणे-४११ ००५
बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट		
सदराचा बांधकाम चालू करण्याचा दाखला आणि बांधकाम नियमावली १९६६ च्या अधिनियम, १९६६ चे कलम ४४/४५/५८/५९ यातील आणि महाराष्ट्र भूमिस्वित्त कॉपीरेशन अँक्ट चे कलम २५८ अन्वये घालील अटीवर देण्यात येत आहे.		
प्रकरण दिनांक	MDW/0010/22	कमांक : CC/0038/23
Proposal Type	Resi+Comm	दिनांक : 06/04/2023
Case Type	New	
Project Type	Proposed Building	
		
श्री / श्रीमती SHUBH HOUSING THR RAJESH S MITTAL & OTHERS व्हाय अर्जटिव्ह / सा. स. श्री SANDEEP YASHWANT HARDIKAR यास राहणार पुणे, पेठ महाराष्ट्र नगरपालिका अधिनियम, १९६६ चे कलम ४४/४५/५८/५९ व मुंबई प्रांतिक महानगरपालिका अधिनियम सन १९४९ चे कलम २५४ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सोमेश्वर पेठ Mundhwa परांका सर्व्हे न ६६५ सी. सं. न. १८३५ PART हिस्सा नं १५ फाट्यात प्लॉट क्र. प्लॉट क्र. सोमेश्वरी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक ११/०५/२०२२ रोजी प्रस्ताव दाखल केला आहे.		
-: अटी :-		
<p>१. सदा प्रस्तावपत्रातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.</p> <p>२. कोणत्याही नवीन इमारतीचा आकार बांधीव/दुसऱ्या इमारतीचा बापर अधिका वापरसाठी परवानगी या ताब्या हा कोणत्याही म्युनिसिपल पुणे म.न.पा. च्या भोगवटापर प्राप्त झाल्याशिवाय करण्यात येऊ नये.</p> <p>३. सदा संमतीपत्राची/विकास परवानगीची मुदत (काम सुरू झालेले असल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राच्या अविभाज्य भाग समजणे येईल.)</p> <p>४. सदा संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नवीकरणा करणे आवश्यक आहे असे नुतनीकरण सलग होत राहिले पाहिजे व इतक्यास महाराष्ट्र प्रादेशिक आणि नगरपालिका अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एच.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.</p> <p>५. सदाचे संपत्तीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.</p> <p>(अ) बांधणीत विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/समत केलेल्या वापरानुसार हात नसल्यास अथवा सदा ठिकठिकाणी अनधिकृत बांधकाम/अनधिकृत बापर घालू असल्यास अटीचा भंग समजण्यात येईल.</p> <p>(आ) सदा बांधकाम प्रस्तावपत्रातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.चे घातलेले न्याय निर्वाधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.</p> <p>(इ) अर्जदाराचे सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून घेतलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण विभागावली नियम क्र. ६.१० महाराष्ट्र भूमिस्वित्त कॉपीरेशन अँक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.</p> <p>(ई) अर्जदार आणि जो इसम हा इन्व्हेंटिव्ह किंवा रक्कबादारी मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगरपालिका अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या हातुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.</p> <p>६. सदा संपत्तीपत्रावरील/लगत असलेल्या अटी व सुचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व जालीयार, मुख्तयारदारक, म्युनिसिपल, प्रशासक, कारादार आणि प्रत्येक इसम जो अर्जदाराच्या हद्दी मालकी हक्क सिध्द करेल त्या सर्वांस कामगारवशी बांधकामाक राहिल.</p>		
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७. काम सुरुकरणेपूर्वी एच. ए. ऑर्डर दाखल करणार.

८. अर्कूमिक दाखला (एच. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संघानलाय, कामगार विभा आहूत यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करतांना म्युनिसिपल कॉर्पोरेशन ऑफ, महाराष्ट्र, प्रादेशिक व नगरपालिका अधिनियम, १९६६ अन्वये अनुसरून केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुढे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

विशेष अटी:-

१. हायड्रोजन इमारती संदर्भातील वि.नि.वि.नियम क्र. ११.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/मुडी-१ हे मधील अतिरिक्त अग्निराखन व्यवस्था, विशेष कार्यकारीमधील स्ट्रक्चरल इन्जिनियर याची नेमणूक, सर्व्हिस व फायर लिफ्ट बाबत नमुद केलेल्या अटी बंधनकारक राहतील.
३. हायड्रोजन इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे) दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंधारणवरील निषेधित इमारतीमध्ये पर्जन्यजलाचे पुर्नभरण, दुहेरी फ्लश वॉशिंग, निषिद्धित दाब वॉशिंग
६. सोलर सिस्टिमची वॉशिंग बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक/विकासकार बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना कार्याकडील मान्य एकत्रीकरण/सब डिप्लोम/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्सर्ट सर्व्हिकेटचे दिनांकाप्राप्त १ (एक) वर्षाचा आत अथवा कोणतेही भोगवटापर मागणीपूर्वी (जे अगोदर) एकत्रित/स्वतंत्र असा ७/१२ उजारा व घोडणीचा सिटी सर्व्हे कडील नकारा दाखल करणार.
४. ओरता व सुवचा कचऱ्याकरीता मिळकतीमध्ये बंदरेरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोले तपासणी दाखल तसेच कोणतेही भोगवटापर मागणीपूर्वी त्याचे स्ट्रक्चरल स्ट्रिक्टरीटी सर्व्हिकेट/रिपोर्ट दाखल करणार. यादीत बांधकाम स्ट्रक्चरल इन्जिनियरसंचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकारांन परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकासकाचे, एच. ऑर्कि. व सर्व्हेडर यांची नावे व पत्ता व संपर्क दुरुधनी / प्रमाण दुरुधनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणीपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवरणकलेनुसार)
८. रस्तासंदीचे अतिरिक्त चटई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी प्लूमी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरीताच्या अटी :- १) रजिन इमारतीमध्ये जगा देशाभेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिटर करार जोले तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांची कळून केलेल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटलाईन्ड ना हरकत पत्र, भोगवटापर मागणीपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटलाईन्ड हमीपत्र करणार.
११. सार्वजनिक वडिलाटीचे व सार्वजनिक वापराचे रस्ता/बोझ/प्रवेशमार्गाचे वहिज्जटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाहतांना शेवारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकारातमध्ये दर्शिलेलेच वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीनिवाय व
१४. संरक्षक भितीचे प्रस्ताव मान्य करून पेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. साप्तांतिक अंतरापीकी ३.० मी. रंतीचे विजिडरस पाकिंगची रस्ता / फुटपाथ वरून अँक्सेस व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोणत्यावरील भितीचा भाग, कॉरर पार्त रस्तासंदी/सेटबॅक पडताळणीसाठी जोले तपासणी होणे पर्यंत राखून ठेवा व

- रितसर टी.डी.आर. खर्ची टाकल्यावरच व रस्ताकंदी/अभिविटी स्पेस व आरक्षित क्षेत्रासाठी म.न.पा.चे नावे ७/१२ उतारा दाखल झाल्यावर त्या क्षेत्राचे बांधकाम अनुशेष करण्यात येईल. तसेच भू-अभिनवासात चटईक्षेत्र मान्य केले, याचा अर्थ त्यास बांधकाम परवानगी मिळाली असा होत नाही. केवळ भू-अभिनवास मान्य आहे, म्हणून त्या क्षेत्राचे बांधकाम केल्यास ते अनधिकृत समजून, एम.आर.टी.पी. १९६६, बी.पी.एम.सी. अर्कट १९४९ चे संबंधित कलमार्गीत कारवाई करण्यात येईल. तसेच मिळकतीत प्रत्यक्ष हितसंबंध निर्माण झालेस, त्यास म.न.पा. जबाबदार राहणार नाही.
२३. भविष्यात मान्य नकाशा त्र्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मॉडर्न अंतर्गत व टेंडरवरील रोड, पार्टीशन वॉल करून अगर ग्रील लावून पार्किंग मंदिर करणे इ.) केल्यास, कोणतेही पुर्व सूचना न देता सदरची संपूर्ण अनाधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यय येणारा संपूर्ण खर्च प्लॉट धारक/मालक यांचेकडून वसूल करण्यात येईल.

-: अटी:-

१. लेआउटमध्ये रेवॉइटर ड्राईंगिंग व सरफेस ड्रेनेजची व्यवस्था करणार. रेवॉइकरामध्ये निर्देशित केलेले रस्ते यांचे वावूने पावसाळी गटारे बांधणार या. कार्यकारी अभियंता (पथ) यांचे मार्गदर्शानुसार सदर काम समाधानकारक व योग्य निकषानुसार करणार.
२. सदर मिळकतीतून जागांना व नव्याने टाकावयाच्या पाणी पुरवठा वाहिण्या ह्या पाणीपुरवठा विभागाच्या देखरेखीखाली टाकणार.
३. सदर मिळकतीतून जागांना व नव्याने टाकावयाच्या मलनिःसारण वाहिण्या ह्या डेनेज विभागाच्या देखरेखीखाली टाकणार.
४. उप-अभियंता (मलनिःसारण) यांच्या सुचनेनुसार सेप्टिक टँकचे बांधकाम करणार व भविष्यात म.न.पा.च्या मलनिःसारण वाहिनीशी सदर मिळकतीतील सर्व मलनिःसारण वाहिण्या स्वयंपूर्ण होईल.
५. शेडिंग कार्यालय/आरोग्य विभागाकडील तरतुदीनुसार सदर मिळकतीत कचरापेट्या ठेवणार.
६. उप-अभियंता (विद्युत) यांच्याकडील तरतुदीनुसार सदर मिळकतीतील रस्त्यांवर विद्युत प्रकरासाठी खांब लावणार.
७. कोणताही विकास सुरू करण्यापूर्वी नकाशात पिचच्या रंगाने दर्शविलेली बांधकामे वैध मान्य पावून घेणार.
८. सदर रेवॉइकरात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर उद्यान विभागाकडील मार्गदर्शानुसार वृक्षलागवड केल्यानंतर व त्याकडेने कुपन घालणार.
९. रेवॉइकरातील सर्व प्लॉट व सब-प्लॉट यांचे नगरभूसाधन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोवणी करून घेणार व त्याचे मोवणी प्रमाणपत्र त्यांच्या मार्फतच सादर करणार.
१०. पुणे म.न.पा. कडून पाणीपुरवठा उपलब्ध होईपर्यंत विकासक/सहकारी संस्था स्वतः पाण्याची व्यवस्था करणार त्याबाबत तक्रार करता येणार नाही.
११. विकास योजना विभागाकडून विकास योजनावरील रस्त्यांचे प्रत्यक्ष जागेवर आणखी केल्यानंतरच कोणताही विकास सुरू करणार.
१२. यापूर्वी अशा कायद्यात आलेले विकासाने शाखले/संवर्णीक रेड समजण्यात यावीत.
१३. गृहप्रकल्पांमधील सर्व अंतर्गत रस्ते, पाणी पुरवठा वाहिण्या, मलनिःसारण वाहिण्या रस्त्याकडेची प्रकटा व्यवस्था इत्यादी गोष्टी विकासकाने स्वखर्चाने करावयाच्या असून त्याची भविष्यातील देखभाल दुरुस्तीची व्यवस्था विकासकाने करावयाची आहे.
१४. गृहप्रकल्पांमध्ये कोणत्याही इमारती भोवती कुंपण घालणार नाही, मात्र कोणताही विकास करण्यापूर्वी मिळकतीभोवती कायम स्वरूपा कुंपण घालणार.
१५. म.न.पा. कडून पाणीपुरवठा सुरू होईपर्यंत, विकासक सर्व प्लॉटधारकांना/गाळेधारकांना त्याची जाणीव करून देणार.
१६. सदर मिळकतीतून जाणारे विकास योजनेतील रस्ते हे गृहसंस्थेने / विकासकाने विकास करावयाचे असून त्याची आखणी पुणे म.न.पा. कडून करून देण्यात येईल. या रस्त्यांची कॉलनी रस्ते म्हणून विकास करताना त्याची रुंदी वि.नि.नुसार नियोजित करावी. कार्यकारी अभियंता (पथ) यांच्या मार्गदर्शक तत्वांनुसार या रस्त्यांचा विकास करावयाचा असून त्याचे पुणे म.न.पा. कडे हस्तांतरण करावयाचे आहे. गृहसंस्थेने/विकासकाने स्वखर्चाने या रस्त्यावरील पाणीपुरवठा व मलनिःसारण वाहिण्यांचा विकास करावयाचा असून म.न.पा. कडून त्याचा मोमदला मिळणार नाही. रेवॉइकरातील अंतर्गत रस्त्यांची रुंदी विकास निबंधन विभागावतीनुसार ठेवणार.
१७. सदर रेवॉइकरामध्ये मिळकतीची विभागणी अथवा एकत्रीकरण केले असल्यास -अ. सर्व प्लॉट व सबप्लॉट यांचे नगरभूसाधन अधिकारी अथवा जिल्हा निरीक्षक भुमी अभिलेख यांचेकडून मोवणी करून घेणार व प्रत्यक्षातील मार्गानुसार दुरुस्त नकाशा सादर करणार, ब.प्रत्येक सब प्लॉटसाठी स्वतंत्र पाणीपुरवठा व मलनिःसारण व्यवस्था करणार. क. म.न.पा.कडून पाणीपुरवठा होईपर्यंत विकासकाने स्वतः योग्य करावयाची आहे. ड. सदर मिळकतीच्या मालकीबाबत, त्याच्या क्षेत्राबाबत, मिळकतीच्या मार्गाबाबत प्लॉटम् व सब प्लॉटच्या पोहोच रस्त्याबाबत, अतिक्रमणाबाबत भविष्यात म.न.पा. जबाबदार राहणार नाही.
१८. जागेवर कोणतेही योग्यकर सुरू करण्यापूर्वी बांधकाम निबंधन विभाग पुणे म.न.पा. बांजकडून बांधकामाची परवानगी घेणार.
१९. रस्ता रुंदीचे अतिरिक्त पटई क्षेत्र वापरण्यापूर्वी सदरची रस्त्यात गेलेली जागा पुणे म.न.पा.च्या ताब्यात देणार.
२०. बांधकाम परवानगी पेतल्यापासून एक वर्षाच्या आतमध्ये एकत्रीत मोवणी नकाशा, एकत्रीत ७/१२ उतारा/स्वतंत्रपणे विभाजित मोवणी नकाशा, विभाजीत ७/१२ उतारा, बांधकाम विकास विभाग कार्यालयाकडे दाखल करणार.
२१. बांधकाम परवानगी मागण्यापूर्वी पोहोच रस्ता विकसित करणार.

२२. ते आऊट मधील ओपन स्पेस सर्व सभासदांसाठी खुली राहिल दि.१४/०८/२००७ मधील तरतुदीनुसार रेनवॉटर हार्व्हिंग नियमानुसार ओपनस्पेस विकसित करणार.
२३. पाणी पुरवठासाठी दिलेले हमीपत्र बंधनकारक राहिल तसेच दिलेल्या हमीपत्रातील बाबींसंदर्भात माळेधारकाचे कारारात नमूद करून माळेधारकांना लेखी पूर्व कल्पना देणे, विकसन कार्यवाही बंधनकारक राहिल.
२४. नियमानुसार तरतुदीनुसार नमूद केलेल्या विशिष्ट वापरकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२५. नियमानुसार तरतुदीनुसार नमूद केलेल्या विशिष्ट वापरकरिता सोलर वॉटर हिटरची व्यवस्था करणे बंधनकारक राहिल.
२६. १५० पेक्षा जास्त टेनमेंट असल्यास ड्रेनेज विभागाचे नियम व सुचनेनुसार सिव्ज ड्रीटमेंट प्लॅन्ट व्यवस्था करणे बंधनकारक राहिल.
२७. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केलेल्या २००० चौ.मी. पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील नाहरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदूषण नियंत्रण बोर्डाचे नाहरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
२८. पूर्व मान्य से आऊट मधील सर्व अटी बंधनकारक राहिल.
२९. ओला कवरा व सुका कवरा वेगवेगळा करणे करिता स्वतंत्र व्यवस्था करणार.
३०. पावसाळी पाणी साठवणे व पुर्नवापरासाठी व्यवस्थापन करणे/रेन वॉटर हार्व्हिंग करणे बंधनकारक राहिल.
३१. एअर पोर्स ऑर्गॅनिटीचे १०० मीटर, ५०० मीटर, १०० मीटर, ४.० कि.मी. मधील परिक्षेसाठी व फनेल क्लेवातचे सर्व निर्बंध बंधनकारक राहिल.
३२. वैयक्तिक पाण्याचा दरविलेला प्रवाह विधानानुसार व सुचनेनुसार चॅनेलाईज करून वैयक्तिक पाण्याचा प्रवाह बंदित होणार नाही याची दक्षता घेणे बंधनकारक राहिल. प्रायमुख सर्वेक्षणानुसार आवश्यक ते चापनेलाग्रेसाने /नास्त डेन्चींग जागेवर प्रत्यक्ष करून घेणे बंधनकारक राहिल.
३३. यु.एल.सी.ऑईएमधील सर्व अटी संबंधित मालक /विकसक बंधनकारक राहिल त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
३४. सदा मिळकतीतील कोणतेही भोगवटा पत्र मागणेपुर्वी वाटग्रस्त क्षेत्रावरील बांधकामाचे अनुषंगाने सर्व बाबी निरस्त करणार, वाटग्रस्त क्षेत्राबाबत कोणताही पत्र निर्माण झालेस त्याची सर्वस्वी जबाबदारी मालक/विकसन कर्त्याची राहिल. म.न.पा.स कोणताही तोरिप लागू देणार नाही.
३५. १५ % अंमिनिटी स्पेसचा एक.एस.आय. सदा अंमिनिटी स्पेस हप्त्यात दिल्यानंतर व मालकी हक्काच्या उद्गान्दावर पुणे म.न.पा.ची नोंद झालेनंतर अनुषंग राहिल.
३६. सदा रेखांकनास मा. महापालिका आयुक्त यांजकडून अंतिम मंजूरी घ्यावी अन्यथा रेखांकनातील कोणत्याही प्लॉटची विक्री किंवा लिज करता येणार नाही, तसेच रेखांकनातील कोणत्याही प्लॉटवर बांधकाम परवानगी दिली जाणार नाही.

अटी.

- १) पर्यावरण नाहरकत दाखला, संबंधित प्राधिकरणाकडून मंजूर झाल्यानंतर पुणे मनपा कडून यांची प्रत दाखल केल्यानंतरच प्रत्यक्षात जागेवर विकसनाने (नवीन बांधकाम / अस्तित्वातील जुने बांधकाम निर्मुलन करणे / छोदाई इत्यादी विकसन) कामे करणार. याबाबत उल्लंघन झाल्यास एम.एम.सी.एम्.आर.टी.पी. इत्यादी कायदयानुसार कारवाई करण्यात येईल. असे जमीन मालक / विकसक / प्रवर्तक यांचे हमीपत्र घेण्यात यावे, तशी अट नकाशे व कमेन्समेंट सटीफिकेटवर नमूद करण्यात यावी.
- २) पुणे महानगरपालिकेकडून मान्य करण्यात आलेल्या लेआऊट व बांधकाम नियम व सुचनेनुसार याची माहिती जमीन मालक / विकसक /प्रवर्तक यांनी पर्यावरण विभागाकडे अर्ज दाखल करणे आवश्यक राहिल. तसेच कोणताही अर्ज घेणे पुणे महानगरपालिकेत घेणे बंधनकारक राहिल.

Sunil Subhash Rathod

इमारत निर्माता
बांधकाम विकास विभाग
पुणे म न पा

Sd/-
Yogendra Sonwane
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा



Signature Not Verified
Digitally signed by: Sunil Subhash Rathod
Date: 24-05-2023 14:42:33
Reason: PUNE MUNICIPAL CORPORATION
Location: Rathod's Gav-Jane

कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे म न पा

Temporary layout for EC

Annexure 9

Air quality monitoring report



EHS MATRIX
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TEST REPORT

Report No:	EHSM/2025/Mar/R-686	Issue Date	26/03/2025
Name and Address of Customer	Residential & Commercial Project at Survey No. 315/1B/2/2, Lohegaon, Haveli, Pune. M/S Ritzz Developers.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	17/03/2025	Sampling duration	1440 Min
Sampling Location	Project Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	28°C
Relative Humidity	74%	Sampling done by	Client
Start Date of Analysis	19/03/2025	End Date of Analysis	26/03/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	23.2	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	19.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	63.3	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	37.6	µg/m ³	≤ 60	

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



Rafat
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

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

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

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

Annexure 10

Site Photographs Shows Barricading of project



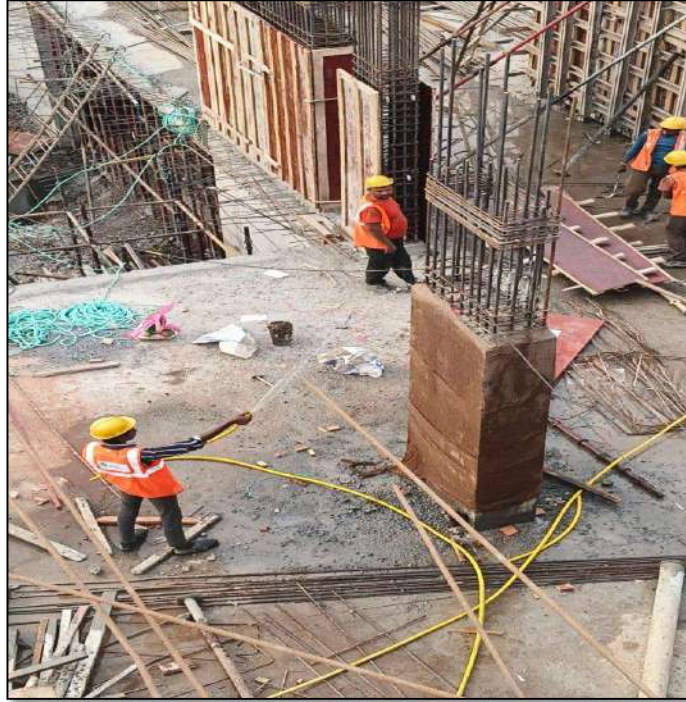
Annexure 11

Site Photograph Showing ready-mix concrete report

Docket / Batch Report / Autographic Record																			
Job Data				10-02-2025								Plant Serial Number BP 280							
Batch Start Time				10:30:49								Production Quantity 10000.000							
Batch End Time				10:54:09								Production Quantity 8.000							
Batch Number				3356								Add/Massal Quantity 0.000							
Batcher Name				Sudma								With This Load 8.000							
Order Number				M-10 PGR								Batch Capacity 1.000							
Customer				HEAVEN VVS								Batch Size							
Site				SUNITHANNA															
Aggregate				Cement				Water / Ice				Admixture				Silica			
20MM CSAN 12400 200MM				Appl. Appl. FWA Cont. Cont. Cibo Cont.				Wet empty empty				Admix Admix				Admix Admix			
Recipe target in Kgs.				715 713 416 0				0 0 194 0				0 0 4.36 0.00				0.00 0.00			
715 713 416 0				0 0 0 0				0 0 0 0				0 0 4.36 0.00				0.00 0.00			
Target and Actual value with moisture correction / absorption in % and other corrections in Kgs.				715 713 416 0				0 0 194 0				0 0 4.36 0.00				0.00 0.00			
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Annexure 12

Site photographs showing use of gunny bags



Annexure 13
Photographs of Entry/Exit



Entry



Exit

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

**Consent to establish for residential and commercial construction project in Red
Category granted no. Format1.0/CC/UAN No.0000142003/CE/2304001679**

Date: 25/04/2023

Compliance for the period: October 2024 to March 2025

Sr. No	Item	Compliance of Consent to Establish								
1	Consent to Establish is granted for a period up to Commissioning of the project of 5 years whichever is earlier									
2	The capital investment of the project is Rs.254 Cr. (As per undertaking submitted by pp).									
3	<div>The Consent to Establish is valid for named as M/s. Shubh Housing Survey No. 55A/1A, Village Mundhwa, Taluka Haveli, District pune. on Total Plot Area of 17118.23 Sq.Mtrs for construction BUA of 121000.00 SqMtrs as per EC granted dated 21/07/2023 including utilities and services.</div> <table><tr><th>Sr. No.</th><th>Permission Obtained</th><th>Plot Area (m2)</th><th>BUA (m2)</th></tr><tr><td>1</td><td>As per EC</td><td>17118.23</td><td>121000.00 (Total BUA- 115745.01 m2. (Plan approval No. Zone-4/1351 dated- 14.062023) (Restricted as per approval).</td></tr></table>	Sr. No.	Permission Obtained	Plot Area (m2)	BUA (m2)	1	As per EC	17118.23	121000.00 (Total BUA- 115745.01 m2. (Plan approval No. Zone-4/1351 dated- 14.062023) (Restricted as per approval).	<div>Noted, As per issued EC Letter from SEAC, Maharashtra on dated 21th July, 2023. subject to restricting total built up area to 115745.01 sq.m. as approved by local planning authority (PMC).</div>
Sr. No.	Permission Obtained	Plot Area (m2)	BUA (m2)							
1	As per EC	17118.23	121000.00 (Total BUA- 115745.01 m2. (Plan approval No. Zone-4/1351 dated- 14.062023) (Restricted as per approval).							
4	CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974 for Discharge of Effluent		Noted for Compliance , A full-							

	Sr. No	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal		fledged STP of capacity of 1 x 385 KLD + 1 x 25 KLD will be install onsite for the treatment of the entire waste water generate on the project site.
	1	Trade Effluent	NIL	NA	NA		
	2	Domestic effluent	410	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:						Noted. PP will install DG set of HSD fuel in case of power failure.
	Sr.No.	Description of Stack	Number of Stack	Standards to be achieved			
	S-1, S-2	DG Set-2 NOs, 300 kVA each	02	As per Schedule-II			
	S-3	DG Set-40 kVA	01	As per Schedule-II			
	S-4	DG Set-30 kVA	01	As per Schedule-II			
6	Conditions about Non-Hazardous Wastes						Noted/ Agreed
	Sr. No	Type of Waste	Quantity	UOM	Treatment	Disposal	
	1	Biodegradable waste	950	Kg/day	OWC	Used as manure	
	2	Non-Biodegradable waste	725	Kg/day	Authorized Vendor	Authorizd Vendo	
	3	STP Sludge	40	Kg/day	OWC	Used as manure	
7	Sr NO.	Category No.	Quantity	UoM	Treatment	Disposal	
	1	5.1 Used or spent oil	200	Lit/A	Reprocessing	To authorized reprocessed	
8	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry						PP agreed to follow the stipulated condition.
9	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies						Noted.

10	Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.	Noted and agree.
11	Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.	Agreed
12	Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.	Noted
13	The project proponent shall make provision of charging of electric vehicles in at least 40 % of total available parking area.	Noted and will be complied. The EV Charging facility will install at the time of Operation phase
14	The project proponent shall take adequate measures to control dust emission and noise level during construction phase.	Noted.
15	PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.	Noted.
16	PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E . This consent is issued as per communication letter dated 03/11/2022 which approved by competent authority of the board.	Noted

Schedule – I

Terms & conditions for compliance of Water Pollution Control:

1	A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 410 CMD with MBBR technology for the treatment of 410 CMD of sewage	Noted, MBBR technology STP will establish for treatment of sewage.															
	<p>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.</p> <table border="1"> <thead> <tr> <th>Sr. No</th><th>Parameters</th><th>Standard prescribed by Board. Limiting Concentration in mg/l, except for pH</th></tr> </thead> <tbody> <tr> <td>1</td><td>pH</td><td>5.5 to 9</td></tr> <tr> <td>2</td><td>BOD (3 Days 27°C)</td><td>10</td></tr> <tr> <td>3</td><td>COD</td><td>50</td></tr> <tr> <td>4</td><td>TSS</td><td>20</td></tr> </tbody> </table>	Sr. No	Parameters	Standard prescribed by Board. Limiting Concentration in mg/l, except for pH	1	pH	5.5 to 9	2	BOD (3 Days 27°C)	10	3	COD	50	4	TSS	20	Noted
Sr. No	Parameters	Standard prescribed by Board. Limiting Concentration in mg/l, except for pH															
1	pH	5.5 to 9															
2	BOD (3 Days 27°C)	10															
3	COD	50															
4	TSS	20															

	5	NH4 N	5																	
	6	N total	10																	
	7	Fecal coliform	Less than 100.0																	
	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.				Noted and will be complied.															
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.				Noted/Agreed. PP will adhere the stipulated condition.															
3	The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof				PP will replace of pollution control system or its parts if necessary.															
4	The Applicant shall comply with the provisions of the Water (Prevention &Control of Pollution) Act,1974 and as amended, and other provisions ascontained in the said act. <table><tr><td>Sr. No .</td><td>Purpose for water consumed</td><td>Water consumption quantity (CMD)</td></tr><tr><td>1.</td><td>Industrial Cooling, spraying in mine pits or boiler feed</td><td>0.00</td></tr><tr><td>2.</td><td>Domestic purpose</td><td>438..00</td></tr><tr><td>3.</td><td>Processing whereby water gets polluted & pollutants are easily biodegradable</td><td>0.00</td></tr><tr><td>4.</td><td>Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic</td><td>0.00</td></tr></table>				Sr. No .	Purpose for water consumed	Water consumption quantity (CMD)	1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00	2.	Domestic purpose	438..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	water consumption will be done during operation phase of project.
Sr. No .	Purpose for water consumed	Water consumption quantity (CMD)																		
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00																		
2.	Domestic purpose	438..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.				Noted.															

Schedule – II							
Terms & Conditions for Compliance of Air & Noise Pollution Control							
1	As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-						Noted and Compliance. PP install LSD DG set at the construction site.
	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	
	DG Set-2 NOs, 300 kVA each	Acoustic Enclosure	4.00	Diesel 110 Ltr/Hr	1	SO2	

	G Set-40 kVA	Acoustic Enclosure	3.00	Diesel25 Ltr/Hr	1	SO2	12Kg/Da y		
	DG Set	Acoustic Enclosure	3.00	Diesel15 Ltr/Hr	1	SO2	7.2Kg/Da y		
2	The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve level of pollutants to the following standards							Noted And agreed.	
	Particulate matter		Not to exceed		150 mg/Nm ³				
3	The applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment							PP will obtained necessary prior permissions .	
4	The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary							Noted	
5	Conditions for utilities like Kitchen, Eating Places, Canteens:-								
a	The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.							Will be comply during operation phase.	
b	The toilet shall be provided with exhaust system connected to chimney through ducting							Will be comply during operation phase.	
c	The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A)							Will be comply during operation phase.	
d	The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. Higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbours.							Will be comply during operation phase.	
Schedule III Details of Bank Guarantees									

	Consent	Amt. of BG Imposed	Submissi on Period	Purpose of BG	Complia nce Period	Validity Date	Noted.
	Proposed						
	C to E	Rs. 10.0 Lakh	15 days	Toward complian ce of consent condition s	Up to commissi oning of the unit	Up to commissi oning 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.						
Schedule IV							
Conditions during construction phase:-							
A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.						Noted by PP.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory						Complied. Air and Noise quality monitoring report attached as Annexure 9 and Annexure 5. respectively .
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.						Noted and complied.
General Conditions:-							
1	The applicant shall provide facility for collection of samples of swage effluents, air emissions and hazardous waste to the Board staff at the terminal or designed points and shall pay to the Board for the services rendered in this behalf.						Noted for compliance
2	The firm shall strictly comply with the Water (P&CP) Act 1974, Air (P& CP) Act 1981 and Environmental Protection act 1986 and Municipal Solid waste (Management & Handling) rule 2000 and E-waste (Management & Handling Rule 2011)						As per previous EC project activity is carried out.
3	Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement						Noted

	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 brining 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	Noted and agreed by PP. Vehicle hired for brining construction material to the site will in good condition.
5	Conditions for DG set	
a	Noise from DG sets shall be controlled by providing an acoustic enclosure or by treating the room acoustically	Noted.
b	Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall be designed for minimum 25 dB(A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB(A) shall also be provide. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average	Noted
c	Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.	Noted, DG set will be placed in acoustic enclosure Also, Green belt will be developed in the premises to minimize noise level.
d	Installation of DG set must be strictly in compliance with recommendation of DG set manufacturer.	Complied. PP has installed DG set which having LSD fuel as environment concern.
e	A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.	Noted. Inspection will consist regularly to maintain noise level.

f	DG set shall be operated only in case of power failure.	Noted
g	The applicant should not cause any nuisance in the surrounding area due to operation of DG set	Noted
h	The applicant shall comply with the notification of MoEF&CC dated 17/05/2002 regarding noise limit for generator sets run with diesel	Noted.
6	Solid waste- The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011	PP will provide OWC at the time of operation phase.
7	Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.	Noted
8	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	Noted
9	The treated sewage shall be disinfected using suitable disinfection method	PP will provide STP at the time of operation phase.
10	The firm shall submit to this office, the 30 th day of September every year, the environment statement report for the financial year ending 31 st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992	Noted
11	The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project	Noted