

To

Date: 14 Dec 2023

Chief Conservator of Forest
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001

Sub: Six Monthly Compliance Report for the Period of June 2023 to Nov 2023 of Residential Project with shops at S. No. 14 Plot "B" H. No. 1/1, 1/2, 1/3, 1/4 & 1/5, Village Baner, District Pune, Maharashtra by M/s Apex Erectors LLP.

Ref.: Environmental Clearance Letter No. EC22B038MH170292 Dated 07/09/2022.

Dear Sir,

We are submitting half-yearly Compliance Report (hard & soft copy) in respect of the stipulated terms and conditions of 'Prior Environmental Clearance' as specified in 'Environment Clearance' Notification Clause No. 10(ii).

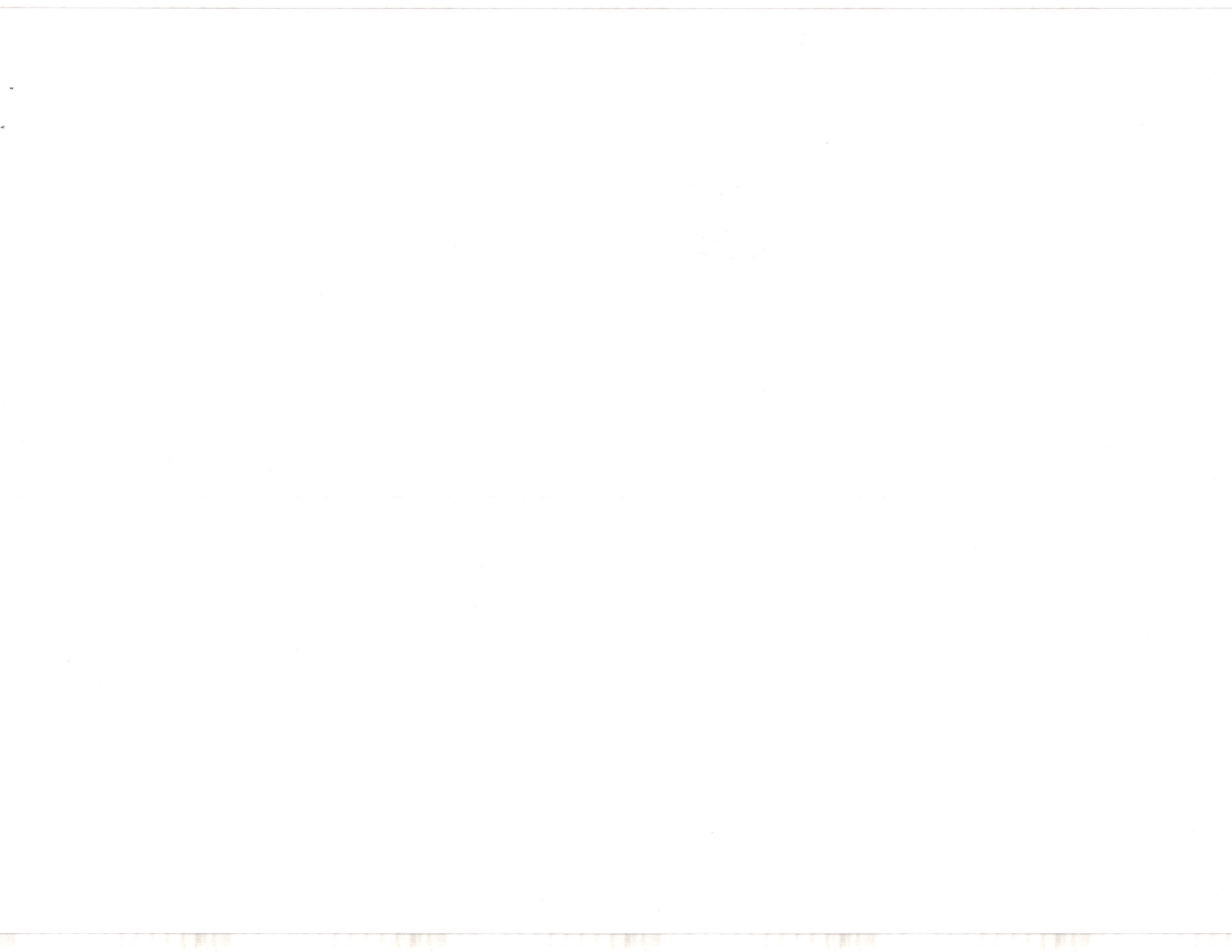
Thanking you

Yours Sincere



M/s Apex Erectors LLP.

- Email CC:** 1. SEIAA- Chairman, Environment Department, 15th Floor, New Administrative Building, Mantralaya, Mumbai-400032
2. The Regional Officer, Maharashtra Pollution Control Board, Jog Centre, 3rd Floor, Old Mumbai Pune Highway, Wakadewadi, Pune 411 003



SIX MONTHLY COMPLIANCE REPORT

OF

RESIDENTIAL PROJECT 'ONE WEST'

AT

**S.NO. 14 PLOT 'B' H. No. 1/1, 1/2, 1/3, 1/4 & 1/5, VILLAGE BANER, DISTRICT
PUNE, MAHARASHTRA**

OF

M/s APEX ERECTORS LLP.

FOR

June 2023 TO Nov 2023

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Section 1: Purpose of the Report

As per the 'Sub Para (i)' of 'Para 10' of EIA Notification 2006 and Condition mentioned and in Part-A (Specific Conditions), Sub point (i) Condition Phase of Environmental Clearance (EC) letter **EC22B038MHI70292** Dated 07/09/2022 (**Annexure 1**), it is mandatory to submit six monthly compliance report to show the status & compliance of all the conditions mentioned in EC letter, along with monitoring of various environmental parameters. Therefore, based on specific and general conditions mentioned in EC letter detail compliance report is prepared.

Section 2: Project Details

Residential Project with shops by M/s Apex Erectors LLP. At S. No. 14 Plot "B" H. No. 1/1, 1/2, 1/3, 1/4 & 1/5, Village Baner, District Pune, Maharashtra. The project is designed with infrastructure facilities such as water supply, power supply and communication facilities are proposed. Further the project proponent has made provision for waste collection and disposal, rain water harvesting and sewage treatment to ensure that project is environment friendly. The project proponent also proposes arrangement for safety; maintenance and security of residents. The main features of the project are as follows.

Sr. No.	Particulars	Details
1	Total Plot Area (As per DC)	1471.70 m ²
2	Proposed FSI area	4957.41 m ²
3	Proposed Non FSI area	4038.94 m ²
4	Proposed BUA (FSI + Non FSI)	8996.35 m ²
5	Estimated Cost of the Project	Rs. 276 Cr.
6	Total Tenements	502 Nos. Shops -11
7	No of Expected Residents/ Users	Residential – 1510 Commercial - 315
10	Sewage Generation	196 m ³ /day
11	No. & Capacity of STP	1 No. of STP, Capacity - 200 KLD
12	Solid Waste Generation	Construction Phase: - Waste Generation: 50 kg/Day Operation Phase: - Non-Bio-degradable Waste: 349 kg/day Bio-degradable Waste: 485 kg/day STF Sludge – 12.22 kg/Day

Section 3: Present Site Conditions

4th slab work is in progress for Tower A 3rd floor work in in progress in Tower B.

Section 4: Post Environment Clearance Compliance Report:

The project has received environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Sr. No.	EC Conditions	Compliance Status
General Conditions:-		
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 filling after recovering recyclable material.	Condition is noted and adhered to.
ii	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Yes, we will dispose it through Authorized vendor. Debris is being used for backfilling and leveling top soil will be preserve for landscape purpose.
iii	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste shall be generating during exaction and construction.
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.	Adequate drinking water and sanitary facilities have provided for construction workers. The safe disposal of wastewater and solid wastes generated during the construction phase is being done,
v	Arrangement shall be made that waste water and storm water do not get mixed	Noted

Six Monthly Compliance Report of M/S. Apex Erectors LLP

vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and with the help of latest construction technology.	Water demand during construction is being reduced by use of pre-mixed concrete, curing agents and with the help of latest construction technology.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Ground water is not accessible.
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.	We have permission of PMC for drinking water. We are not planning to use underground water.
ix	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators of pressure reducing devices or sensor based control.	Noted.
x	The Energy Conservation Building code shall be strictly adhered to.	Noted.
xi	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	We have preserved topsoil for use in horticulture/landscape development within the project site at amenity plot.
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	Noted.
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.	Yes, We have tested Topsoil, Air and Noise through authorized NABL Lab. Reports attached herewith this report
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.	Noted.
xv	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	We shall provide low Sulphur diesel for DG with acoustic enclosure.

xvi	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Yes.
xvii	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage / leakages.	We shall take proper measures to avoid dust and air pollution, the vehicle shall be adequately covered to avoid spillage / leakages.
xviii	Ambient noise levels 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 levels during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	We have barricaded land with 3mt height. We shall use proper PPE for workers and officers. Construction activity shall be carried out at the day time only. We have carried our noise monitoring and reports are attached with this report.
xix	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Yes we are using low Sulphur diesel type acoustic enclosure DG. DG during construction phase shall be used only as emergency power backup only.
xx	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Note, we shall appoint separate Environment Cell supervised by Site Engineer.
B)	Operation Phase:-	

i	<p>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 be approved sites for land filling after recovering recyclable material..</p>	<p>We have proposed OWC for operation phase to treat wet waste. Manure shall be used for gardening and landscape purpose. Dry waste shall be hand over to authorize recycler.</p>
ii	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>	<p>E-waste shall be disposed through Authorized vendor at the time of operation phase.</p>
iii	<p>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 odor 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.</p>	<p>We have proposed STP of 200 KLD with MBBR technology. Treated water shall be used for landscaping and flushing purpose. Local authority has given drainage NCC to connect excess treated water to sewer line of corporation.</p>
iv	<p>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 environment infrastructure is installed and made functional including water requirement.</p>	<p>Noted. No physical occupation or allotment will be given unless all above said environment infrastructure is installed and made functional including water requirement.</p>
v	<p>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.</p>	<p>-</p>

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	We shall use sin ages to avoid congestion at gate. Separate Entry and Exit gate shall be used.
vii	PP to provide adequate electric charging points for electric vehicles. (EVs).	We shall comply with.
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.	We shall use only local species for beautification of garden and periphery of plot.
ix	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment management cell shall be appointed and will work under supervision of Site in charge.
x	Separate funds shall be allocated for implementation of environmental protection measures /EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted
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 parivesa.nic.in	Advertisement has given in Kesri & Time of India newspaper.
xii	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB and this department, on 1 st June & 1 st December of each calendar year.	We shall submit half yearly monitoring reports regularly to respective office in soft copy by Email (ease of doing business)
xiii	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representation, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted. At the time of sanction we use to submit EC letter

xiv	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective zonal office of CPCB and the SPCB, the criteria pollutant levels namely; SPM, RSPM, SO 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.	We are submitting 6 monthly monitoring letter regularly and up lode on website.
C)	General EC Conditions:-	
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted
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.	Noted we are submitting Consent to Establish here with Format1.0/CC/UAN No.0000146552/CE/2212001083 Dated 15.12.2022
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 environment clearance.	Noted.
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 respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB..	We are submitting 6 monthly monitoring report regularly as per EC condition.
v	The environmental statement for each financial year ending 31 st March in Form V 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.	We are submitting Form V regularly as per EC condition.

vi	<p>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.</p>	Noted.
vii	<p>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 as if applicable & this environment clearance does not necessarily implies that Forestry and Wild life clearance granted to the project which will be considered separately on merit.</p>	Noted.
4	<p>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.</p>	<p>Noted, The copy of EC letter is attached as Annexure-1.</p>
5	<p>This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permission /NOCs shall be obtained before starting proposed work at site.</p>	Noted.
6	<p>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.</p>	Noted.

7	<p>Valicity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.</p>	Noted.
8	<p>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</p>	Noted
9	<p>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.)</p>	Noted.

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.00C0146552/CE/2212001083

Date: 15/12/2022

To,

M/s Apex Erectors LLP,
S. No. 14, Baner,
Tal Haveli, Dist Pune.



Your Service is Our Duty

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

Ref: Minutes of 22nd Consent Committee Meeting of 2022-23 held on 26.11.2022

Your application NO. MPCE-CCONSENT-0000146552

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.276 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for residential & commercial construction project named as M/s Apex Erectors LLP, S. No. 14, Baner, Tal Haveli, Dist Pune on Total Plot Area of 14471.70 SqMtrs for proposed total construction BUA of 88996.35 SqMtrs as per EC granted dated 07.09.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 07.09.2022	14471.70	88996.35

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	144	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set 500 KVA	01	As per Schedule -II
S-2	DG Set 250 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	485 Kg/Day	OWC and Composting/Biogas Digester with composting	As Manure
2	Non-Biodegradable Waste	349 Kg/Day	Segregation	To Local Body
3	STP Sludge	14.4 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	100 Ltr/A	Reprocessing	To Authorized Reprocessor

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 biogas digester 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. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/275685/2022 dtd. 07.09.2022 for construction project having total Plot area 14471.70 Sq.Mtr, & total construction BUA 88996.35 Sq.Mtr.
 16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



[Handwritten Signature]

Signed by: Dr. Y.B.Sontakke
 Joint Director (WPC)
 For and on behalf of
 Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2022-12-15 17:49:03 IST

Apex Erectors LLP/ACE/IAN No. M=CB-CONSENT-00.00146552 Indus-Id.195941 (15-12-2021 05:48:50 pm)



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	552000.00	MPCB-DR-14005	25/08/2022	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 200 CMD with MBBR technology for the treatment of 144 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	NH-4 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 thereof.
- 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	144.00
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.	Stack Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant Standard
S-1	DG Set-500 kVA	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO ₂ 48 Kg/Day
S-2	DG Set-250 kVA	Acoustic Enclosure	3.50	HSD 500 Ltr/Hr	1	SO ₂ 24 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/alteration well before its life comes to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the conditions 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 meters 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 25Lakhs	15 Days	Compliance of Consent Conditions & EC Conditions	upto commissioning of the project	upto commissioning of the project

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

BG Forfeiture History

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

NA

BG Return details

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

NA



SCHEDULE-IV

Conditions during constructor 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 collector 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.

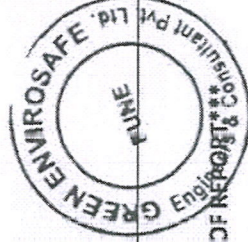
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions 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.



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT			
Test Report No. :-	GESEC/PRO/AAQM/2023-24/10/415	Report Date	05/11/2023
Sample ID :-	GESEC/PRO/AAQM/2023-24/10/415		
Name & Address of the Customer	M/s .Apex Erectors LLP Sr. No. 14 Baner		
Ambient Air Sample Details			
Type	Sampling Location	Sampling done by	
Ambient Air	Near Contraction Site	GESEC	
Sampling Time			
Start Time	Stop Time	Total Hrs.	
10.30 am	10.30 AM	24 Hrs.	
Metrological Data/ Environmental Conditions			
Ambient Temperature °C	28	Wet Bulb Temperature °C	24
Dry Bulb Temperature °C	27	Relative Humidity % RH	60
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
30/10/2023-31/10/2023	01/11/2023	01/11/2023	05/11/2023
Parameters	Method	Unit	NAAQ Standards Result
Sulphur Dioxide (SO ₂)	IS:5182 (PART 2):2017	µg/m ³	≤ 80 20.6
Nitrogen Dioxide (NO ₂)	IS:5182 (PART 5):2018	µg/m ³	≤ 80 16.8
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100 49.8
Particulate Matter PM _{2.5}	IS:5182 (PART 4):2019	µg/m ³	≤ 60 18.5
Remark-	<p>➤ All above results are within National Ambient Air Quality standards.</p> <p>➤ BDL-Below Detectable Limit.</p>		



Vinod
Mr. Vinod Hande
(Technical Manager)

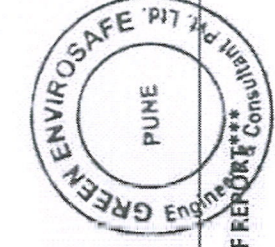
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END OF REPORT

Terms and conditions

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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.

TEST REPORT			
Test Report No: -	GESEC/PRO/ANLNM/2023-24/10/416	Report Date	05/11/2023
Sample ID: -	GESEC/PRO/ANLNM/2023-24/10/416		
Name & Address of the Customer	M/s .Apex Erectors LLP Sr. No. 14 Bamer		
Ambient Noise Sample Details			
Type	Ambient Noise		
Sampling done by	GESEC		
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
31/10/2023	01/11/2023	02/11/2023	05/11/2023
Test Location	Unit	Average Noise Level Readings	CPCB Standards dB(A)
Near East Side	dB(A)	Day	
Near West Side	dB(A)	53.7	55
Near south Side	dB(A)	52.1	
Near North Side	dB(A)	49.1	
		50.6	
Remark-	<p>➤ The Factories Act, 1948, has prescribed 55 dB (A) as an upper limit of noise level for 8 hours exposure.</p>		



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Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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 - We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
 - MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2023



GREEN ENVIROSAFE
Engineers & Consultant Pvt Ltd.

A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-V,
Village Hinghe, Tal. Khed, Dist. Pune-410 501, Maharashtra.
Mob + 91 9545384620, 8121365421 CIN No. : U74900PN2013PTC149666
E-mail : envirosafeyng@gmail.com, gsec12@gmail.com

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT			
Test Report No: GESEC/PRO/SO/2023-24/10/417	Date of Report	05/11/2023	
Sample ID: GESEC/PRO/SO/2023-24/10/417	Date of Sampling	31/10/2023	
Name & Address of the Customer – M/s -Apex Erectors LLP Sr. No. 14 Baner	Start Date of Analysis	02/11/2023	
	End Date of Analysis	05/11/2023	
	Sample Details	Near Garden (soil)	
Nature of sample	solid		
Sample Collected By	Green EnviroSafe Engineers & Consultant Pvt. Ltd, Pune		
Parameter	Result	Unit	Standard Method
pH	8.1	--	IS:2720 (Part 26), Rev 2:2016
Electrical Conductivity	73.5	µs/Cm	IS 14767:2021
Available Potassium as K	79.5	Kg/ha	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.99:2011)
Available Phosphorous as PO4	8.52	Kg/ha	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.95:2011)
Total Kjeldahl Nitrogen	4.52	%	IS 14684:1999
Available Calcium	17.8	mg/kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.104:2011)
Available Magnesium	34.5	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.104:2011)
Soil Moisture	9.62	%	IS:2720 (Part II):2016
Bulk Density	7.52	gm/cm3	IS:2720 (Part 14):2020
Organic Carbon (TOC)	3.54	%	IS 2720 (PART 22):2020
Sodium	0.85	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149: 2011)
Iron	8.21	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation, Ministry of Agri. Government of India,17B page no.107: 2011
Zinc	0.12	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation, Ministry of Agri. Government of India,17B page no.107: 2011
Copper	<0.09	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation, Ministry of Agri. Government of India,17B page no.107: 2011
Water Holding Capacity	36.5	%	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agriculture

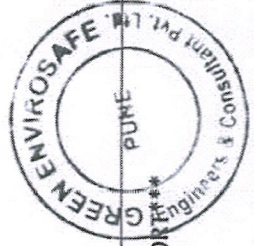
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5. We strictly maintain the confidentiality of all information.



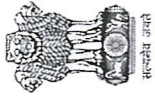
Manganese	<0.05	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
Total Chromium	<0.05	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
Lead	<0.14	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
Cadmium	<0.05	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
Nickel	<0.01	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
Particle Size Distribution	Sand	12.2	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
	Silt	13	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation
	Clay	94	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation

[Signature]
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By



END OF REPORT

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 - MoEF approved Lab by Govt. of India. From date. 16/02/-2022 to 29/02/2024.



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

**ENVIRONMENTAL
CLEARANCE**

To,

The Director
APEX ERECTORS LLP
9th floor,S.No.510/511,majestic City view, Seven Loves Chowk Road,
Gultekadi, Pune,Maharashtra-411037 -411037

PARIVESH
**(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)**

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

Sir/Madam,

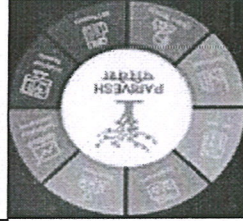
This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIAMH/MIS/275685/2022 dated 31 May 2022. The particulars of the environmental clearance granted to the project are as below.

1. **EC Identification No.** EC22B038MH170292
2. **File No.** SIAMH/MIS/275685/2022
3. **Project Type** Expansion
4. **Category** B2
5. **Project/Activity including Schedule No.** B(a) Building and Construction projects
6. **Name of Project** Expansion in Environmental Clearance of Proposed Residential Project with shops by M/s. Apex Erectors LLP
7. **Name of Company/Organization** APEX ERECTORS LLP
8. **Location of Project** Maharashtra
9. **TOR Date** N/A

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

Date: 07/09/2022

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



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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/275685/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Apex Erectors LLP,
S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5,
Village Baner, Taluka Haveli, District Pune

Subject : Expansion in Environmental Clearance of Proposed Residential Project with shops at S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5 Village Baner, Taluka Haveli, District Pune, Maharashtra by M/s Apex Erectors LLP.

Reference : Application no. SIA/MH/MIS/275685/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 148th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 249th (Day-1) meeting of State Level Environment In.pact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/275685/2022
Name of Project	Application for Expansion in Environment Clearance of Proposed Residential Project with shops at S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5 Village Baner, Taluka Haveli, District Pune, Maharashtra by M/s Apex Erectors LLP.
Project Category	8(e), B2 Category
Type of Institution	Private
Name of Project Proponent	Apex Erectors LLP Mr. Sanjay Mehta (Authorized person)
Regd. Office address	9 th Floor, City view, Seven Loves Chowk Road, Gultekdi, Pune, Pune, Maharashtra, 411037
Contact number	020-26442750
e-mail	shrikardile@gmail.com
Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot F-7, Road 21, MIDC Wagle Estate, Thane - 400604, (022) 25823154, mahabal.thane@gmail.com QCI Accreditation status: QCI NABET Accredited QCI/NABET/ENV/ACO/22/2405 Re-Accreditation dated 21.06.2021 valid up 23.09.2022
Applied for	Expansion in environmental clearance
Details of previous EC	We have received Environment clearance from SEIAA vide File no. SEAC-III-2014/CR-344/TC-3 dated 22.03.2016.

Location of project	S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5 Village Baner, Taluka Haveli, District Pune, Maharashtra.		
Latitude and Longitude	18°33'15.51"N Ititude, 73°46'59.28"E longitude		
Total Plot area (m ²)	14,471.70 m ²		
Deductions (m ²)	5,443.82 m ²		
Net Plot Area (m ²)	9,027.88 m ²		
Proposed FSI Area (m ²)	48,957.41 m ²		
Proposed Non FSI Area (m ²)	40,038.94 m ²		
Proposed Total BUA area (m ²)	88,996.35 m ²		
TBUA (m ²) approved by Planning Authority till date	-		
Total ground coverage (m ²) & %	7,124 m ² , 58.9%		
Total project cost. (Rs.)	Rs.276 Cr.		
CER as per MoEF & CC circular dated 01/05/2018	-		

Details of Building Configuration

Previous EC/Existing building		Proposed configuration		Reason for modification/ Change		
Building name	Configuration	Height (m)	Building name		Configuration	Height (m)
Wing A	B + P + 18	69.80	Bldg. I Tower - A	B. (Pk.) + L. G. (Pk.) + G (sh. + Pk.) + Po. 01 Pk. + Recreational F. + 2 nd to 33 rd F. Residential Shops: GR Floor + 1 st Floor	122	Expansion in environmental clearance due to change in FSI potential and Design.
Wing B	B + P + 18	69.80	Bldg. I Tower - B	B. (Pk.) + L.G. (Pk.) + G (Pk.) + 1 st F. (Pk.) + Po. 01 Pk. + Recreational F. + 2 nd to 33 rd F. Residential	122	
Wing C Club house	B + P + 18 G+1	69.80	Club house	G+1		

Total number of tenements

No. of tenements- 302 nos.

No. of shops- 11 nos.

Number of expected residents / users

Total Population: 1,825 Nos.
(Residential Population: 1510 Nos.,
Commercial Population: 315 Nos.)

Total Water Requirement

Particulars	Water Requirement Dry Season	Water Requirement Wet Season	Unit
Fresh water	144	144	m ³ /day
Recycled water (Flushing)	74	74	m ³ /day
Recycled water (Gardening)	13.5	0	m ³ /day
Swimming pool make up	1	1	m ³ /day
Total water requirement	232.5	219	m ³ /day
Waste water generation (Excess water)	86.66	100.17	m ³ /day
Water Storage Capacity for Firefighting/ UGT (m³)			
Firefighting (Underground tank)	400	400	m ³
Firefighting (Overhead tank) each tower	20	20	m ³
Source of water	Pune Municipal Corporation		
Rain Water Harvesting (RWH)			
i) Level of the ground water table	-		
ii) Size and no of RWH tank(s) and Quantity	NA		
iii) Quantity of recharge pits proposed	04. no of recharge pits proposed within project area.		
iv) Size of the recharge pit	2 m X 2 m X 2 m Depth		
v) Details of UGT tanks if any:	Underground tank capacities 1. Drinking/Domestic water- 224 m ³ 2. Fire water tank – 400 m ³ 3. Flushing water tank – 112 m ³		
Sewage and waste water			
i) Sewage generation in KLLD	196 m ³ /day		
ii) STP technology	MBBR		
iii) No. and Capacity of STP	1 nos. of STP having total capacity 200 m ³ /day		
Waste Generated in the Pre-Construction & Construction phase: 50 kg/day			
Waste generation in operation Phase:			
i) Dry waste	349 kg/day	Handed over to authorized recycler for further handling and purpose	
ii) Wet waste	485 kg/day	Will be treated in OWC machine. Generated manure will be used for gardening	
iii) Hazardous waste	NA	NA	
iv) Biomedical waste (If applicable)	NA	NA	

iv) E Waste	5 kg/day	E waste – Handed over to authorized recyclers for further treatment.
v) STP Sludge (dry)	12.22 kg/day	Will be used as manure for gardening purpose

Green Belt Development

Total RG area	1268.53 m ²
Existing trees on plot	NA
Total Number of trees proposed	113 nos. proposed
No of trees to be cut	NA
Number of trees to be transplanted	NA

Power requirement

Source of power supply	MSEDCL
During Construction Phase: (Demand Load)	125 KVA
During Operation phase (Connected Load)	3,645 KVA
During Operation phase (Demand Load)	1,850 KVA
Transformer	3 nos. x 630 kVA
DG set	1 no. X 500 kVA 1 no. X 250 kVA
Fuel Used	HSD

Detail of Energy saving

Sr.	Energy Conservation Measures	Quantity
1.	Total energy saving	8%

Environmental Management plan budget during Construction phase

Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)
Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	3 Water tanker/ day during construction phase	28
Socio-Economic Environment	Site sanitation, Toilets safe drinking water	8 No. of Toilets for Ladies & Gen-s workers	12
	Disinfection at site	Cleaning and maintaining the site	1
	Health check-up for workers, first aid kit	PPE and Safety equipment's	4
Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	1
	LED lamps for labour hutments	Maintain landscape during construction phase	1
	Gardening set up	Safety equipment's	4
Training and awareness	Safety personal protective equipment & Training programs		10
Total			61

Environmental Management plan budget during Operation phase

Sr.	Component	Description	Capital cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs / year)	
1.	Sewage treatment plant	1 no. of STP having capacity 200 m ³ /day.	35.22	12.04	
2.	Energy Conservation	Solar PV panels for electricity generation	42.52	2.13	
3.	Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	14.75	4.01	
4.	Rainwater harvesting	04 nos. of recharge pits having size 2 m X 2 m X 2 m	2	0.2	
5.	Swimming pool	Treatment & Maintenance of swimming pool	-	-	
6.	Landscape development	1.3 nos. of trees to be planted. Development & maintained of landscape area 1265.53 m ²	23.58	2.24	
7.	Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF approved Lab	2	
8.	Laying of storm & Sever line up to final disposal point	Storm water channel will connect up to municipal sewer line	10	1	
9.	DMP		707.2	35.36	
10.	Total Cost		835.27	58.98	
Traffic Management:		Type	Required as per DCR	Actual Provided	Area per parking (m²)
Details of Court cases / litigations w.r.t. the project and project location if any.		4 -wheeler	345 nos.	346 nos.	30 & 35 m ² / 4W
		2 -wheeler	1,038 nos.	1,038 nos.	4.2m ² / 2W
		Area	5,526.35 m ²	26,631 m ²	
		No, there is no court case against the project.			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-III-2014/CR-344/TC-3 dated 22.03.2016 for plot area 12,685.30 m² comprising FSI area 15,217.71 m² and the Non-FSI area 10,901.67 m² and The total built-up area is 26,119.38 m². Proposal has been considered by SEIAA in its 2-9th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification 2006 subject to implementation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Certified compliance report from regional office MoEFCC Nagpur.
2. PP to submit the Garden NoC.
3. PP to submit the fire NoC. PP to ensure that, the fire tender will move all around the all buildings.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. 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. This EC excludes the Tower 2 as PP has not obtained the CFO NOC for the same. Also the EC is restricted for Tower 1 to 119.70 m height only as per CFO NOC.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for - FSI -48,957.41 m2, Non FSI-40,038.54 m2, Total BUA-88,995.35 m2. (Plan approval dated-18.08.2022).

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved

- sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

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

C) General EC Conditions:-

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

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

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

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

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


Manisha Patankar
(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.

