

MAJESTIQUE RISINGSUN LLP

Majestique Cityview, 9th floor, Opp Apsara Talkies, Near 7 Loves Chowk, Gultekadi, Pune 411037.
Tel: 020 26447750 / 60 / 70 / 80

To

Date: 04 Dec 2024

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 2024 to Nov 2024 of Residential Project with shops at by M/s. Majestique Risingsun LLP at Gat No. 10, 11, Handewadi, Taluka - Haveli, Pune-411028.

Ref.: Environmental Clearance Letter NoEC23B039MH182373 Dated 12/04/2023.

Dear Sir,

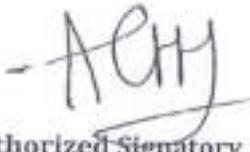
We are submitting half-yearly Compliance Report soft copy in respect of the stipulated terms and conditions of 'Prior Environmental Clearance' as specified in 'Environment Clearance' Notification Clause No. 10(ii).

We are submitting report by email for your kind consideration and records.

Thanking you

Yours Sincere

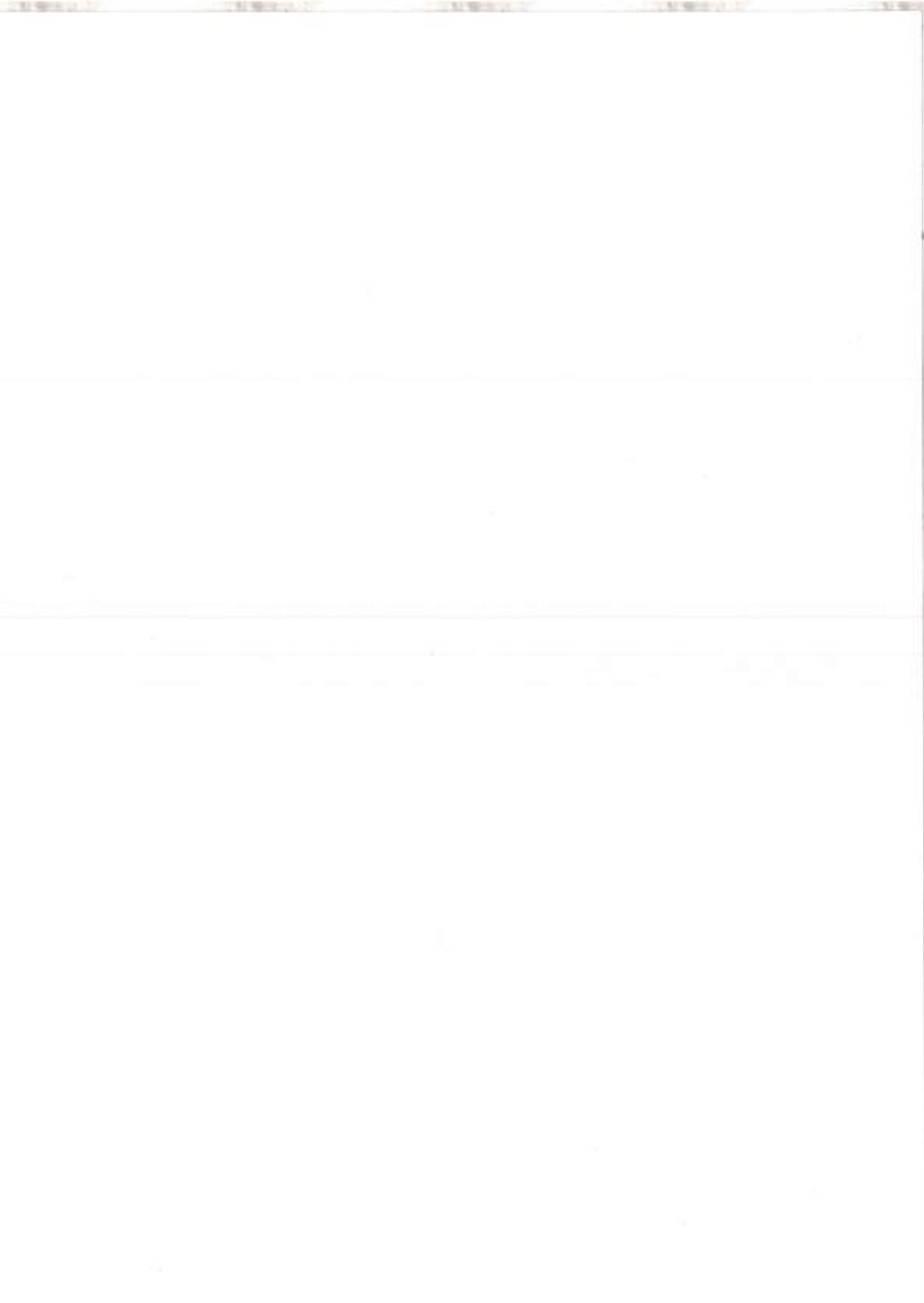
M/s Majestique Risingsun LLP.



Authorized Signatory

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



PART A

CURRENT STATUS OF WORK

Commercial Building no. A & B : Completed

Building A1, A2, A3 & A4: Completed.

Building B1, B2, B3 & B4: Completed.

Building B5 to B6 Completed.

Building B7 to B9: RCC work completed.

Building A5 to A6: 1st Slab work is in progress.

Building B10 to B11: Excavation work is in progress.

Clubhouse: completed.

Services like STP, OWC, DG, Solar, Transformer and plantation has done as per requirement of phases.

: PART B:**2. Point wise compliance status to various conditions are as follows:**

Sr. No	EC Conditions	Compliance of EC conditions.
General Conditions:		
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.	During construction phase workers dry Waste of 20 Kg/day is being generated and handed over to Authorised Agency.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Debris generated on site is being reused on site for back-filling leveling and road development.
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.	NA
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.	We have made arrangement for drinking water and sanitary facility for construction workers.
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	We have made arrangement for the waste water and storm water so that it will not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For water conservation measures, use of ready-mix concrete and practice of curing agents will be regularly used.
VII.	The ground water level and its quality should be monitored regularly	Noted

	in consultation with Ground Water Authority.	
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted
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	Water fixtures of low flow is being used wherever possible to reduce the water consumption.
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.	The generated topsoil was stored and is being used for landscaping purpose.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated debris & construction waste is being reused on site for backfilling and plot levelling.
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.	Noted. Samples were tested and monitoring reports attached as Annexure
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	We shall ensure to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	Noted. Diesel generator sets is being used having low sulphur diesel consumption.

XVI	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Vehicles hired for bringing construction material to the site are being regularly maintained/monitored and vehicles are covered to avoid spillage/leakage.
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	Noted and is being complied Ambient Noise level and Ambient Air monitoring will be carry out through MoEF approved laboratory. Monitoring reports attached as Annexure
XVIII	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted and is being complied CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
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.	Noted and will be complied We have made Separate Environment Cell for regular supervision. Site Manager is leading this cell with Safety officer and Supervisors.

b) Operation Phase:

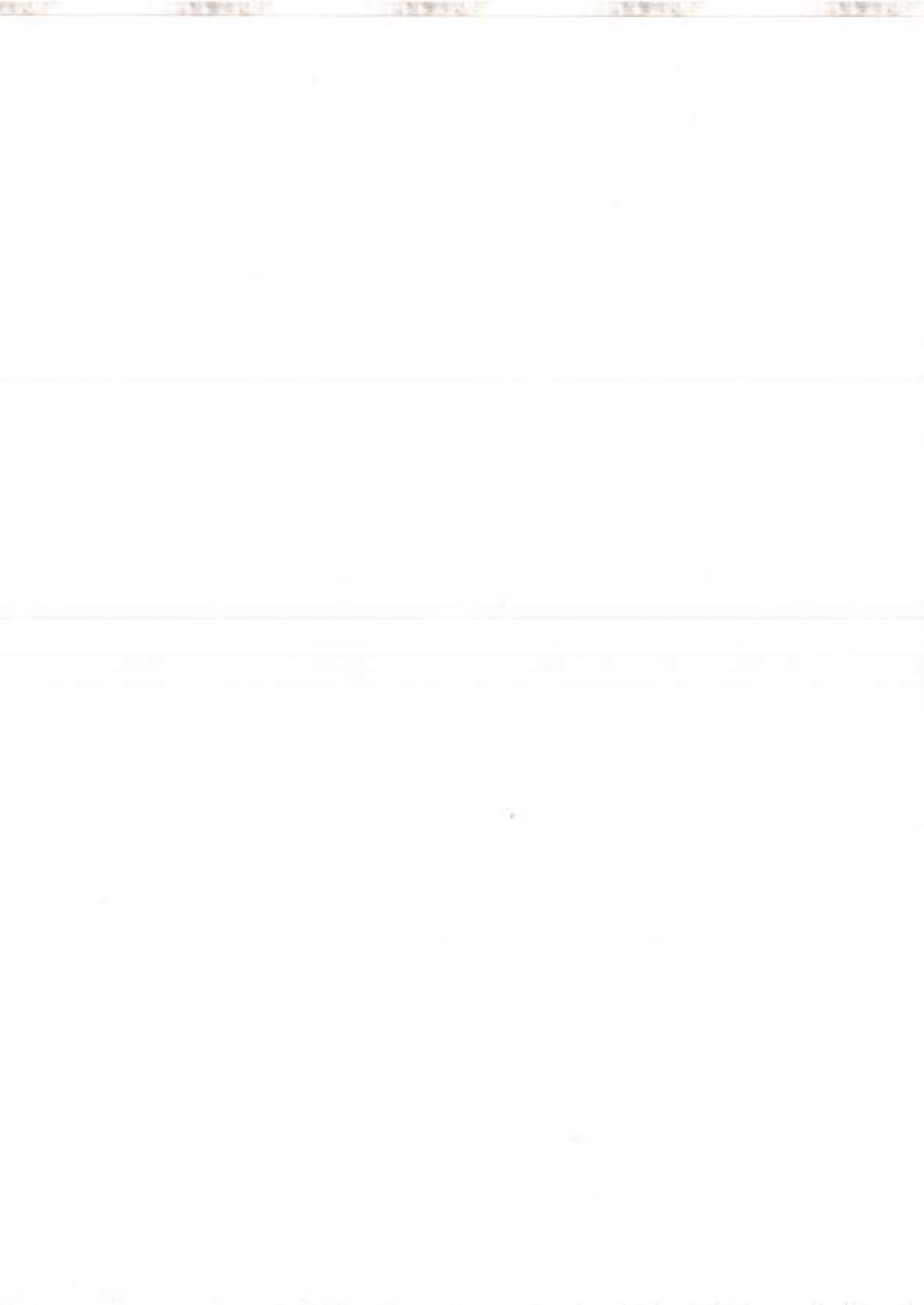
I.	<p>a) The solid waste generated should be properly collected and segregated</p> <p>b)Wet waste should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises</p> <p>C) dry/inert solid waste should be disposed of to the approved sites for land filling after recyclable material.</p>	<p>The solid waste generated during Operation phase is being segregated and handed over to authorized dealer for further disposal, Wet waste is being converted to manure after treatment in organic waste convertor.</p>
II.	<p>E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016</p>	<p>Noted and will be complied</p> <p>E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.</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.</p> <p>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>STP of 890 KLD will be installed on site. Treated water will be reused on site for flushing & gardening. Excess treated water will be discharge to nearest municipal drainage.</p> <p>All the necessary measures will be taken to mitigate the odour problem from STP.</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 SEIAA hearing, PP to explore possibility of utilizing excess</p>	<p>Noted and will be complied</p> <p>Proposed sewage treated plant STP of 890 KLD will be provided. The treated</p>

	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.	sewage water will be used for flushing and gardening.
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 and will be complied Water NOC and drainage NOC received for this project. Treated water will be reused in site for flushing and gardening. Excess water will be disposing as per environmental law.
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 place should be utilized.	Entry and Exit points are separately build to avoid traffic congestion and parking is fully internalized so that public place will not be utilized
VII	PP to provide adequate electric charging points for electric vehicles (EVs.)	Noted is being complied
VIII	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept.	Noted and is being complied Landscape area provided is more than 10% on virgin land as required. Native species has been proposed.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and is being complied Separate Environment Management cell has been prepared and is being lead by project manager with Safety officer and Supervisors.
X	Separate funds shall be allocated for implementation of environment 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 environmental protection measures	Noted and will be complied

	shall not be diverted for the 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 Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen at website at parivesh.nic.in.	Complied. Newspaper advertisement has been given in Kesari dated 15th Dec 2024. English and Marathi newspaper advertisement attached as
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.	Noted and is being complied We are submitting Six monthly compliance reports to the department and MPCB regularly.
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.	Noted, we are submitting Six monthly monitoring reports to the department and MPCB
General EC Conditions		
1	PP has to abide by the conditions laid down by the SEAC and SEIAA	Noted and will be complied

2	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept. before start of any construction work	We have received Consent to Establish for the project from MPCB vide Consent order Consent Order No.Format1.0/CC/UAN No.0000108342/CE/2105000456 dated 12/05/2021 attached as Annexure
3	Under the Provisions of Environment protection act, 1986, legal construction shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental clearance has been obtained from the Environmental Department prior to the construction, Revised EC letter has received SIA/MH/INFRA2/469190/2024 dated 10/12/2024 attached here with this report.
4	The project Proponent shall also submit Six Monthly on the status of compliance of the stipulated EC Conditions including result of monitoring data (both hard copies as well as by email) to the respective Regional Office MoEF, zonal office of CPCB and SPCB	Noted and Complied We are submitting Six monthly, monitoring reports to the department and MPCB.
5	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
6	No further expansion or modifications, other than mentioned in EIA notification 2006 and its amendments, shall be carried out without prior approval of the SEIAA.	Noted and will be complied In case of deviations or alterations in the project We shall approach to SEAC & SEIAA.

	In case of deviations or alterations in the project proposal from the those submitted 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 .	
7	This EC is issued subject to obtaining NOC from Forestry & Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry & Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry & Wildlife NOC.





File No: SIA/MH/INFRA2/469190/2024

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



Date 03/12/2024



To,
Ankit Chhajed
MAJESTIQUE RISINGSUN LLP
Office/Floor no.9, City View Buildings, In front Apsara Talkies, Gultekdi, Pune 411037, pune, PUNE,
MAHARASHTRA, -, 411037
majestiquerisingsunLLP@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,
This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/469190/2024 dated 15/06/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	SIA/MH/INFRA2/469190/2024
(ii) File No.	SIA/MH/INFRA2/469190/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(u) Building / Construction Proposed expansion in Residential and commercial Project "Rhythm County" by M/s. Majestique Risingsun LLP.
(vii) Name of Project	MAJESTIQUE RISINGSUN LLP
(viii) Name of Company/Organization	PUNE, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per EIA Notification, 2006	

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA

- notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
 5. The brief about configuration of products and byproducts as submitted by the Project Proponent in form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
 6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
 7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Ankit Chhajed under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
 8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
 9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
 10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
 - 11.
 12. General Instructions:
 - (a) 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 MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) 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.
 - (f) 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.
 - (g) 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.
 13. This issues with the approval of the Competent Authority

Annexure 1

1. Specific

S. No	EC Conditions
1.1	4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed expansion in Residential and commercial Project "Rhythm County" by M/s. Majestique Risingsun LLP.	
b.	Latitude and Longitude of the project site	18.46319379051803,73.93450406683236 18.46511628753769,73.93810199652344	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land Involved	Area in Ha
		Non-Forest Land (A)	6.85
		Forest Land (B)	0
		Total Land (A+B)	6.85
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	37500	
g.	EMP Cost (in lacs)	491.75	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Built Up area	Product	184143	11628.01	195771.01	sq.mt	NA



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/469190/2024
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Majestique Risingsun LLP,
Gat no 10(P) & 11 (P), Autade Handewadi,
Tal. Haveli, Dist. Pune.

Subject : Environmental clearance for Proposed Expansion in EC for Residential and Commercial Project "Rhythm County" at S/Gat no 10(P) & 11 (P), Autade Handewadi, Tal. Haveli, Dist. Pune 411028, Maharashtra by M/s. Majestique Risingsun LLP

Reference : Application no. SIA/MH/INFRA2/469190/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 195th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 283rd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 01st October, 2024.

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

1	Proposal Number	SIA/MH/INFRA2/469190/2024											
2	Name of Project	Proposed Expansion in EC for Residential and Commercial Project "Rhythm County" at S/Gat no 10(P) & 11 (P), Autade Handewadi, Tal. Haveli, Dist. Pune 411028, Maharashtra by M/s. Majestique Risingsun LLP											
3	Project Category	8(b), B1											
4	Type of Institution	Private											
5	Name of Project Proponent	<table border="1"><tr><td>Name</td><td>M/s. Majestique Risingsun LLP</td></tr><tr><td>Address</td><td>Office / Floor no.9. City View Building, In front Apsara Talkies, Gultekdi, Pune 411037</td></tr><tr><td>Tel</td><td>-</td></tr><tr><td>Mobile</td><td>7720011970</td></tr><tr><td>Email ID</td><td>majestiquerisingsunllp@gmail.com</td></tr></table>		Name	M/s. Majestique Risingsun LLP	Address	Office / Floor no.9. City View Building, In front Apsara Talkies, Gultekdi, Pune 411037	Tel	-	Mobile	7720011970	Email ID	majestiquerisingsunllp@gmail.com
Name	M/s. Majestique Risingsun LLP												
Address	Office / Floor no.9. City View Building, In front Apsara Talkies, Gultekdi, Pune 411037												
Tel	-												
Mobile	7720011970												
Email ID	majestiquerisingsunllp@gmail.com												

6	Consultant		Name	Mantras Innovation and Solutions Pvt. Ltd.			
			Address	Hall No.1, First Floor, NICE Sankul, Plot No. A-9, Opp.- Nashik Merchant Co-op Bank Ltd., ITI Signal, MIDC Satpur, Nashik - 422007			
			Telephone	98508 64141			
			Email ID	-			
			QCI Accreditation Status	QCI NABET Accreditation - NABET/EIA/2326/RA 0286, Valid upto 01.06.2026			
7	Applied for	Expansion in Environment Clearance					
8	Details of previous EC	PP have received Environment Clearance from SEIAA vide file no. SIA/MH/MIS/70170/2020 dated 12.04.2023 for Plot area of 68,573.50 m ² , FSI area 65,387.61 m ² , Non-FSI area 51,057.30 m ² and BUA of 1,16,444.91 m ²					
9	Location of project	S/Gat no 10(P) & 11 (P), Autade Handewadi, Tal. Haveli, District Pune 411028, Maharashtra					
10	Latitude and Longitude	Latitude :- 18°27'50.59"N, Longitude:- 73°56'9.03"E					
11	Total Plot area (m ²)	68,573.50 m ²					
12	Deductions (m ²)	14,009.12 m ²					
13	Net Plot Area (m ²)	54,564.38 m ²					
14	Proposed FSI Area (m ²)	1,24,164.54 m ²					
15	Proposed Non-FSI Area (m ²)	71,606.47 m ²					
16	Proposed Total BUA area (m ²)	1,95,771.01 m ²					
17	TBUA (m ²) approved by Planning Authority till date	1,95,771.01 m ² We have received IOD from Pune Metropolitan Region Development Authority, Pune having outward no. 8294/23-24 dated 07.02.2024.					
18	Total ground coverage (m ²) & %	14,405 m ²					
19	Total project cost (Rs.)	Rs.375 Crore					
20	CER as per MoEF&CC circular dated 01/05/2018	-					
21	Details of Building Configuration: <Please use following legends: G: Ground, LG: Lower Ground, UG: Upper Ground, B: Basement, P: Parking >						
		As per previous EC dated 12.04.2023		Proposed Configuration		Remark	
		Building	Config.	Building	Config.		Ht. (m)
		Building A1-A6	B + P+14	Building A1-A6	B + P + 14		44.10
		• No change in building configuration. A1 to A4 completed &					

						A5, A6 plinth is under construction.
	Building B1- B4	P +14	Building B1- B4	P + 14	44.10	<ul style="list-style-type: none"> No change in building configuration. B1 to B4 completed.
	Building B5- B9	B + P + 14	Building B5-B9	B + P + 14	44.25	<ul style="list-style-type: none"> No change in building configuration. B5 to B9 RCC completed.
	Building B10-B14	B + P + 14	Building B10-B14	B + P + 14	44.25	<ul style="list-style-type: none"> No change in building configuration. B10-B11-Plinth in progress. B12 to B14- excavation work in progress.
	Building B15-B16	B + P + 14	Building B15- B16	B1+ B2 + P + 14	44.25	<ul style="list-style-type: none"> 1 basement added in building configuration. B15 to B16- Work not started.
			Building B17- B20	B1+ B2 + P + 14	44.25	<ul style="list-style-type: none"> Added new buildings.
	Commercial 1 & Commercial 2	G + 2	Commercial (Bldg. A & B)	G + 2 floor	10.75	Completed
	Club House	G + 1	Club House	G + 1	7.50	Completed
22	Total number of tenements and Population	Tenements: 1,628 nos. Residential Population: 8,140 Nos. Non-Residential Population:614 Nos.				
23	Total Water Requirement					
		Dry Season			Wet Season	
	Freshwater (in m ³ /day)	748 m ³ /day			748 m ³ /day	
	Recycled water (Flushing)	379 m ³ /day			379 m ³ /day	
	Recycled water (Gardening)	58 m ³ /day			29 m ³ /day	
	Total water requirement	1,184 m ³ /day			1,184 m ³ /day	
	Wastewater generation	1,014 m ³ /day			1,014 m ³ /day	
24	Firefighting (Underground water tank)	1,200 m ³			1,200 m ³	
	Firefighting (Overhead water tank)	180 m ³			180 m ³	
25	Source of water	Pune Municipal corporation				

26	Rain Water Harvesting (RWH)			
	i) Level of the ground water table	Post-monsoon: 3-4 m BGL Pre-monsoon: 8-9 m BGL		
	ii) Size and no of RWH tank(s) and Quantity	NA		
	iii) Quantity and size of recharge pits	No. of recharge pits: 13 nos. Size recharge pit: 2 m X 2 m X 1.9 m & 2m X 1.5m X 2 m		
	iv) Details of UGT tanks if any:	Fire UGT capacity -1,200 m ³ Domestic UGT capacity - 1124 m ³ Flushing UGT capacity - 570 m ³		
27	Sewage and waste water Demand	i) Sewage generation in KLD	1,014 m ³ /day	
		ii) STP technology	MBBR	
		iii) No. and Capacity of STP	Total 3 nos. of STP with capacity 1,030 m ³ /day (1 x 370 m ³ /day, 1 x 530 m ³ /day, 1 x 130 m ³ /day)	
28	Solid Waste Management during Construction phase:	Type	Quantity	Treatment/ disposal
		Construction Waste generation	Excavation quantity: 22,846 m ³	22,846 m ³ of excavated earth generated during construction phase. The total debris generated, 22,846 m ³ will be reused within the site for backfilling purpose. Extra 5,454 m ³ of debris required from other site
29	Solid Waste Management during operation Phase:	Type	Quantity (kg/day)	Treatment/ disposal
		Total waste generation	4,180 kg/day	
		Wet waste	2,491 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
		Dry waste	1,689 kg/day	Handed over to the authorized recycling agency
		STP sludge (dry)	11 kg/day	will be used as manure
		E-waste	13 kg/day	Handed over to authorize recyclers.
30	Green Belt Development	Gross Plot Area (m ²)		64193.38 m ²
		Total R.G. area Required (10 % area)		6,419.34 m ²
		Total R.G. area Provided		6420 m ²
		Existing Trees on Project Site		6 nos.
		Trees to be Cut		0 no.

		Trees to be Retained	0 no.	
		Required Trees on site	802 nos. (1 tree/80 m ² on gross plot)	
		Total proposed trees to be planted	866 nos.	
		Total No. of Trees	= 866 (Proposed trees) + 06 (Existing Retained trees) = 872 Nos.	
31	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase: (Demand Load)	200 kVA	
		During Operation phase (Connected Load)	11,543 kVA	
		During Operation phase (Demand Load)	5,355 kVA	
		Transformer	8 no. x 630 kVA, 1 no. x 315 kVA	
		DG set	1 no. x 250 kVA, 1 X 380 kVA, 1 X 40 kVA	
		Fuel Used	Diesel	
32	Details of Energy saving	Overall energy saving: 22.9% Renewable energy saving: 5.10% by Solar PV and 14.5% by Solar hot water system		
33	Environmental Management plan budget during Construction phase			
	Attributes	Parameter	Cost (Rs. In Lakh)	
	Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation	68.34	
	Land	Labour Camp toilets & Sanitation	7.2	
	Health and Safety	Labour Safety Equipment's and training	6	
	Facility	Disinfection & Health check-ups	0.9	
	Environment Management	Environmental Monitoring cell	1.7	
	Environment	Environmental Monitoring	10.56	
	Total		94.7	
34	Environmental Management plan budget during Operation phase			
	Operation Phase	Description	Capital cost (Rs. in Lakh)	
			O & M Cost (Rs. Lakh /annum)	
	Sewage treatment plant	3 no of STP having Capacity 1,050 m ³ /day (MBBR)	206	41
	Rain water harvesting	13 nos. of recharge pits proposed.	8.25	1.2
	Solid Waste management	Installation of OWC Unit	75	15
	Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF&CC Approved Lab	3

	Landscape development	866 nos. of trees to be planted.	78	8	
	Energy conservation	Solar water heating, Solar PV	124.5	20	
	Basement ventilation	Jet fans	316	31	
	Basement dewatering	Sump pump	12	1.2	
	Total		819.75	120.4	
35	Traffic Management:				
		Type	Required as per DCR	Actual Provided	Area per parking (m²)
		4 -wheeler	1,014 nos.	1,554 nos.	35 m ²
		2 -wheeler	2,340 nos.	2,340 nos.	12.5 m ²
		Parking area	34,171.42 m ²	83,640 m ²	
36	Details of Court cases / litigations w.r.t. the project and project location if any.	<p>1. OA-14/2021 – NGT Order dated 22.08.2022 annexed herewith.</p> <p>2. Supreme Court order of dated 21.10.2022.</p> <p>3. Subject to deposit of Rs. 1, 00, 00, 000/- (Rupees One Crore) with the State Pollution Control Board that is MPCB within four weeks from today, operation of the impugned order of Dated 22.08.2022 shall remain stayed.</p> <p>4. As per Hon'ble Supreme Court, have issued DD of 1 Cr (Rs. 1,00,00,000/-) bearing no. 493949 Dated 01 Nov.2022 On Demand Pay to Maharashtra Pollution Control Board has deposited.</p>			

Comparative of building configuration as per proposed revision is as follows: -

As per previous EC dated 12.04.2023		Proposed Configuration			Remark
Building	Config.	Building	Config.	HT. (m)	
Building A1-A6	B + P+14	Building A1-A6	B + P + 14	44.10	No change in building configuration. A1 to A4 completed & A5, A6 plinth is under construction.
Building B1-B4	P+14	Building B1- B4	P + 14	44.10	No change in building configuration. B1 to B4 completed.
Building B5-B9	B + P + 14	Building B5-B9	B + P + 14	44.25	No change in building configuration. B5 to B9 RCC completed.
Building B10-B14	B + P + 14	Building B10-B14	B + P + 14	44.25	No change in building configuration. B10-B11-Plinth in progress. B12 to B14- excavation work in progress.
Building B15-B16	B + P + 14	Building B15- B16	B1+ B2 + P + 14	44.25	1 basement added in building configuration. B15 to B16-Work not started.
		Building B17- B20	B1+ B2 + P + 14	44.25	Added new buildings.

As per previous EC dated 12.04.2023		Proposed Configuration			Remark
Building	Config.	Building	Config.	HT. (m)	
Commercial 1 & Commercial 2	G + 2	Commercial (Bldg. A & B)	G + 2 floor	10.75	Completed
Club House	G + 1	Club House	G + 1	7.50	Completed

The Comparative statement for the project is as below:

Sr.	Description	As Per EC 12.04.2023	Expansion	Total	Unit	Remark
1	Category	8(b) B1	8(b) B1	-	-	No Change
2	Area				-	
a)	Plot area	68,573.50	-	68,573.50	m ²	Increase
b)	Total deductions	4,380.12	9,629	14,009.12	m ²	Increase
c)	Net plot area	64,193.38	-(9,629)	54,564.38	m ²	Decrease
d)	Proposed FSI area	1,02,897	21,267.54	1,24,164.54	m ²	Increase
e)	Non-FSI area	81,246	9,639.53	71,606.47	m ²	Increase
f)	Total construction area	1,84,143	11,628.01	1,95,771.01	m ²	Increase
3	Project cost	335	40	375	Crore	Increase
4	Total tenements	1412	216	1,628	Nos.	Increase
5	Total Population	-	8,754	8,754	Nos.	Increase
a)	Population (Residential)	-	8,140	8,140	Nos.	Increase
b)	Population (Commercial)	-	614	614	Nos.	Increase
6	Total water requirement	981	203	1,184	m ³ /day	Increase
a)	Fresh water requirement	651	97	748	m ³ /day	Increase
b)	Flushing water requirement	330	49	379	m ³ /day	Increase
c)	Landscaping water	97	39	58	m ³ /day	Decrease
7	STP details					
a)	Sewage generation	883	131	1,014	m ³ /day	Increase
b)	STP capacity (MBBR Technology)	890	140	1,030	m ³ /day	Increase
8	Solid waste management					
a)	Total solid waste	3,683	497	4,180	kg/day	Increase
b)	Biodegradable waste	2,179	312	2,491	kg/day	Increase
c)	Non-Biodegradable	1504	185	1,689	kg/day	Increase

Sr.	Description	As Per EC 12.04.2023	Expansion	Total	Unit	Remark
	waste					
d)	E waste	11.4	11.4	13	kg/day	Increase
e)	STP dry sludge	55	-(44)	11	kg/day	Decrease
9	Green belt development					
a)	RG area	6,420	0	6420	m ²	No Change
b)	No. of trees proposed on site	6	866	872	Nos.	Increase
10	Parking details					
a)	Parking area	-		83,640	m ²	Increase
b)	2-Wheeler	1,598	832	2,430	Nos.	Increase
d)	4- Wheeler	1,301	253	1980	Nos.	Increase
11	DG set nos. & capacity	1 X 45, 2 x 250, 1 x 100	-	1 X 250, 1 X 380, 1 x 40	Nos. X kVA	Increase
12	Connected load	9,135	2,408	11,543	kVA	Increase
13	Demand load	3,743	1,612	5,355	kVA	Increase
14	RWH pits	11	2	13	Nos.	Increase
15	EMP construction Phase	94.7	-	94.7	Lakh/year	No Change
16	EMP Capital cost	896.4	18.5	914.5	Lakh	Increase
17	EMP O & M cost	96.8	23.6	120.4	Lakh/year	Increase

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/MIS/70170/2020 dated 12.04.2023 for plot area of 68,573.50 m² and total Built up area of restricted to 1,16,444.91 m² which was restricted as per approvals received from the planning authority. Proposal has been considered by SEIAA in its 283rd (Day-2) meeting held on 01st October, 2024 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. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court

- Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
3. PP to prepare and implement plan to make proposed project a plastic free zone.
 4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
 5. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
 7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 6419.34 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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- 1,24,164.54 m², Non FSI- 71,606.47 m², total BUA-1,95,771.01 m². (Plan approval No-8294/23-24 dated 07.02.2024)

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

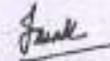
starting proposed work at site.

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.

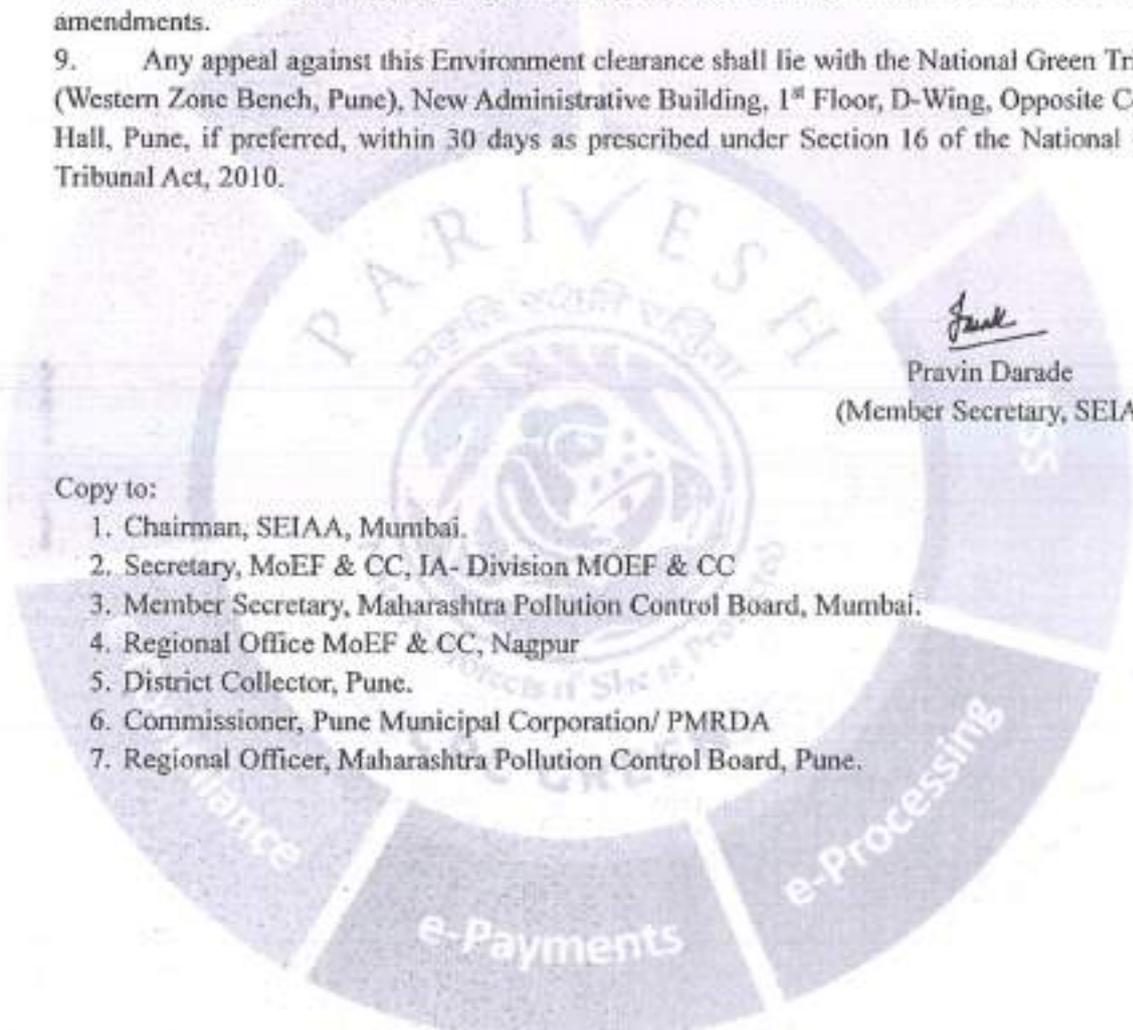
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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/ PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



e-Payments

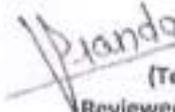
e-Processing



Validity unknown

Digitally Signed by : Shri Pravin Darade
IAS Member Secretary
Member Secretary, EIAA

Date: 10/12/2024

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/11/37	Report Date	04/11/2024	
Sample ID: -	GESEC/PRO/AAQM/2024-25/11/37			
Name & Address of the Customer	M/s. Majestique Risingsun LLP, 10, 11 Handewadi Pune			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Contraction Site	GESEC		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
09.00 am	09.00 pm	24 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	30	Wet Bulb Temperature °C	25	
Dry Bulb Temperature °C	28	Relative Humidity % RH	62	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
01/11/2024 - 02/11/2024	02/11/2024	02/11/2024	04/11/2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	IS-5182 (PART 2):2017	µg/m ³	≤ 80	23.4
Nitrogen Dioxide (NO ₂)	IS:5182 (PART 6):2018	µg/m ³	≤ 80	24.1
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100	56.1
Particulate Matter PM _{2.5}	IS:5182 (PART 24):2019	µg/m ³	≤ 60	21.6
Remark-	<ul style="list-style-type: none"> ➤ All above results are within National Ambient Air Quality standards. ➤ BDL-Below Detectable Limit. 			
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		



END OF REPORT

Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- 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.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not reveal to third party unless required by the statutory or legal requirement.
- MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 25/02/2024.

Recognized 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/ANLM/2024-25/11/38	Report Date	04/11/2024
Sample ID: -	GESEC/PRO/ANLM/2024-25/11/38		
Name & Address of the Customer	M/s. Majestique Risingsun LLP, 10, 11 Handewadi Pune		
Ambient Noise Sample Details			
Type	Ambient Noise		
Sampling done by	GESEC		
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
01/11/2024	01/11/2024	02/11/2024	04/11/2024
Test Location	Unit	Average Noise Level Readings	CPCB Standards dB(A)
		Day	
Near East Side	dB(A)	53.2	55
Near West Side	dB(A)	52.6	
Near south Side	dB(A)	51.2	
Near North Side	dB(A)	52.4	
Remark-			
➤ The Factories Act, 1948, has prescribed 55 dB (A) as an upper limit of noise level for 8 hours exposure.			
			
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

END OF REPORT

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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not reveal to third party unless required by the statutory or legal requirement.
- MoEF approved lab by Govt. of India. From date, 16/02/2022 to 29/02/2024.

TEST REPORT

Test Report No - GESEC/PRO/W/2024-25/11/39	Date of Reporting	04/11/2024
Sample ID - GESEC/PRO/W/2024-25/11/39	Sample Details	Tanker Water
Client Name and Address: M/s. Majestique Risingsun LLP, 10, 11 Handewadi Pune	Type of Sample	Water
	Volume Of Sample	2 Lit Plastic Bottle +Glass Bottle
	Sample Status	Sealed
	Sample Collected By	GESEC
	Date of Sample Collection	01/11/2024
	Date of Sample received in lab	01/11/2024
	Analysis start Date	02/11/2024
	Analysis End Date	04/11/2024

WATER ANALYSIS REPORT

Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Turbidity	<0.1	NTU	IS:3025(part10):2019
Color	Clear	Hazen	IS : 3025 (Part 4):2017
TDS	219	mg/lit	IS :3025(part 16):2017
Chemical Parameter			
pH	7.6	-	APHA 4500 H+ B 23 rd Ed:2017
Total Hardness	165	mg/lit	IS:3025 Part-21:2019
Total Alkalinity	150.6	mg/lit	IS:3025 Part-23:2019
Sulphate	54.2	mg/lit	IS:3025 Part-24:2019
Residual Chlorine	<0.1	mg/lit	IS:3025(part 26):2019
Chloride	46.5	mg/lit	IS:3025 Part-32:2019
Calcium (as Ca)	14.2	mg/lit	IS:3025 Part-40:2019
Magnesium (as Mg)	24.3	mg/lit	IS:3025 Part-46:2019
Elemental Analysis			
Iron as Fe	<0.1	mg/lit	IS:3025(part 2):2019
Microbiological Parameter			
Total Coliform	Absent	MPN/100ml	IS 1622:1981
E.coli.	Absent	per/100ml	IS 1622:1981



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

END OF REPORT

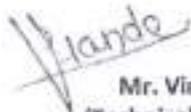
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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not reveal to third party unless required by the statutory or legal requirement.
- MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.

TEST REPORT				
Test Report No: GESEC/PRO/SO/2024-25/11/40		Date of Report		04/11/2024
Sample ID: GESEC/PRO/SO/2024-25/11/40		Date of Sampling		01/11/2024
Name & Address of the Customer – M/s. Majestique Risingsun LLP. 10, 11 Handewadi Pune		Start Date of Analysis		02/11/2024
		End Date of Analysis		04/11/2024
		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	8.6	–	IS:2720 (Part 26), Rev 2:2016	
Electrical Conductivity	256.1	µs/Cm	IS 14767:2021	
Available Potassium as K	34.5	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	8.9	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	5.26	%	IS 14684:1999	
Available Calcium	0.62	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	3.14	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	0.56	%	IS:2720 (Part II):2016	
Bulk Density	1.28	gm/cm ³	IS:2720 (Part 14):2020	
Organic Carbon (TOC)	2.15	%	IS 2720 (PART 22):2020	
Sodium	4.58	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149: 2011)	
Iron	0.36	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	4.21	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation, Ministry of Agri. Government of India, 17B page no.107: 2011)	
Copper	0.59	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	48.9	%	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agriculture)	
Manganese	3.15	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)	

Terms and conditions

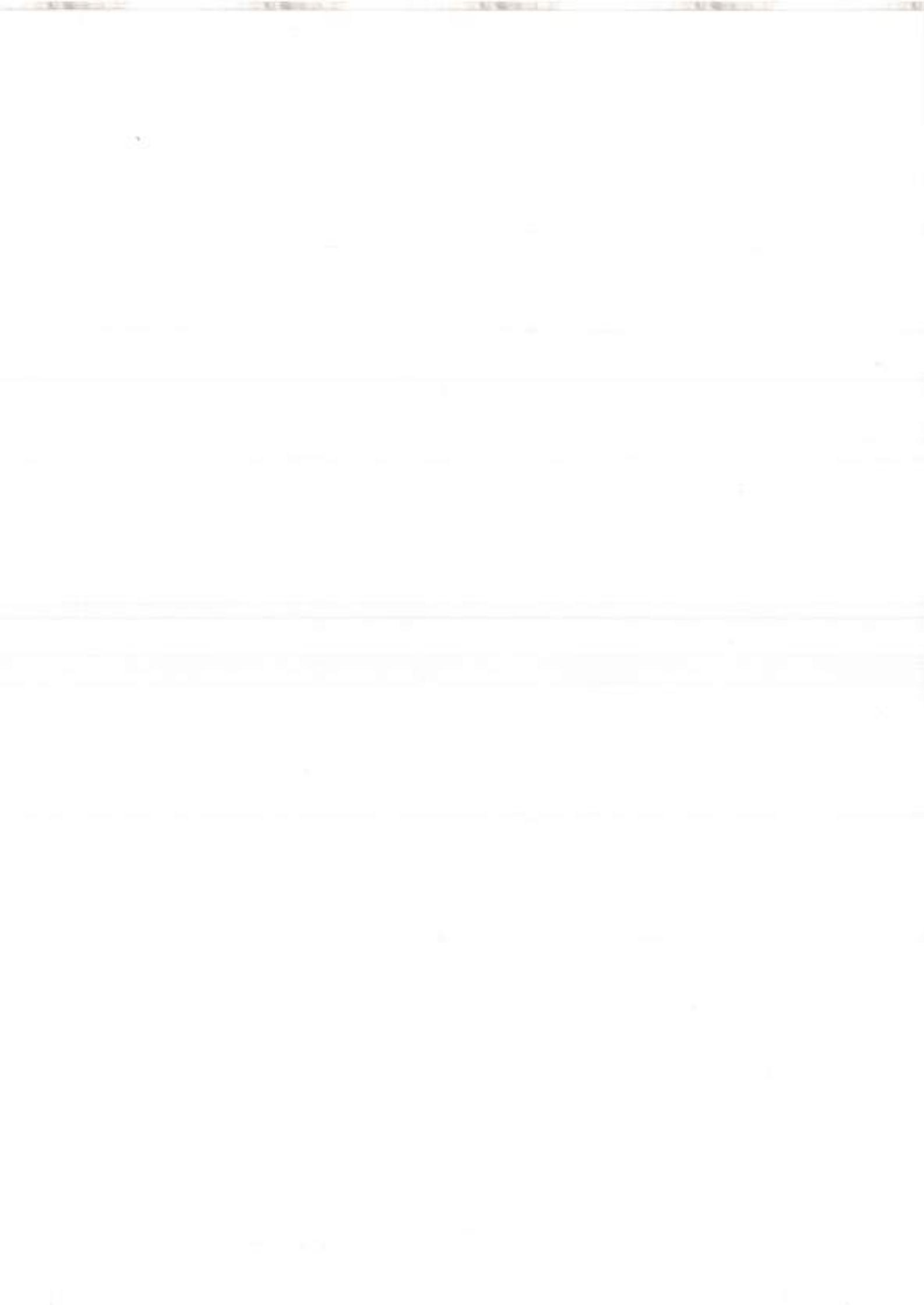
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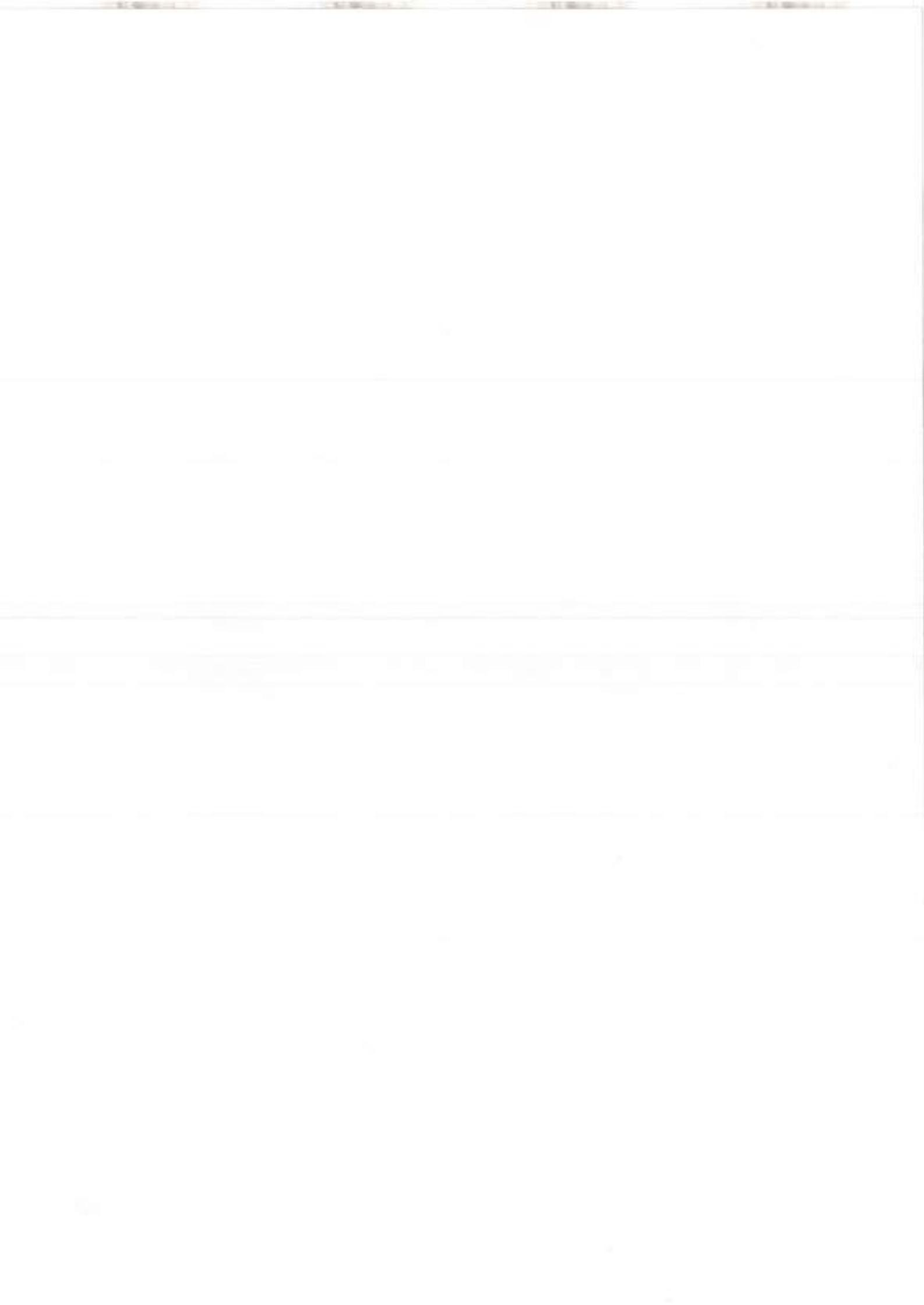
Total Chromium	1.36	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)	
Lead	0.65	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)	
Cadmium	4.25	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)	
Nickel	2.36	mg/Kg	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)	
Particle Size Distribution	Sand	8	%	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)
	Silt	15	%	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)
	Clay	74	%	Methods Manual, Soil Testing in India (Dept. of Agriculture and Cooperation)
				
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

END OF REPORT

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'Fake' doctors' wings clipped

CONTINUED FROM PAGE 1

In a similar case, Dr. Ansari Ishahuzzama Salahuddin (registration number 2016/08/2585) was found guilty of submitting a fake Scheduled Tribe certificate to secure admission at Dr Vasant Rao Pawar Medical College, Nashik. In this case, too, the DMER confirmed the invalidation of Ansari's MBBS degree through multiple communications. Furthermore, we found out that Ansari submitted a falsified internship certificate to obtain his medical registration. He, too, failed to attend a scheduled hearing on September 5, 2024.

"The fraudulent actions of these individuals have deeply shaken trust in the medical system. By removing their names from the medical register, we want to safeguard the credibility of the profession and send a strong message to all to stay away from such malpractices," warned

Rughwanti.

Sources revealed that the council is investigating several other complaints involving fraudulent doctors, including some from Pune. On this, Dr Sandeep Yadav, state president for Maharashtra Association of Practising Pathologists and Microbiologists, said, "We had submitted a complaint about a Pune-based doctor and the fraud the doctor is involved in. We are hoping for action against the person soon," said a source.

"There are two doctors from Pune who failed to renew their registrations for years. On this, we had submitted a complaint and awaiting results as it is a threat to the health of the people," another source said.

Rughwanti added, "MNEC is continuing its investigation into other alleged cases of fraudulent practices, of which a couple of them belong to Pune. We will soon share their updates."

PUBLIC NOTICE

This is to inform that the housing project to be constructed on Plot no. 45, S. No. 482/2/1/482/3A/1-482/2 & CFI No. 2174, 2174, 2175, 2177, 2178, 2086 at village Wajun (Bilawade), Puna Sakinaka Road, Pune-411007 (State Government Clearance bearing Identification No. EC24C380/08/03/24/3330 dated 10/12/2024 and copy of clearance letter is available with the applicant with the M&E&I and it may also be seen on the website of the establishment Department of Maharashtra at <http://pune.mha.gov.in>

Phone :- 9420720294
Date :- 10/12/2024
Off. Shri. Srinivas Garbade

PUBLIC NOTICE

This is to inform that the housing project to be constructed on S. No. 10/04/01/4 S. No.111/Part of village Nalade (Bilawade), Tal. Wajun, Dist. Puna Sakinaka Road, Pune-411007 (State Government Clearance bearing Identification No. 64/09/11/09/04/1/10/2024 dated 10/12/2024 and copy of clearance letter is available with the applicant with the M&E&I and it may also be seen on the website of the establishment Department of Maharashtra at <http://pune.mha.gov.in>

Phone :- 9420720294
Date :- 10/12/2024
Off. Shri. Srinivas Garbade



E-Tender Notice

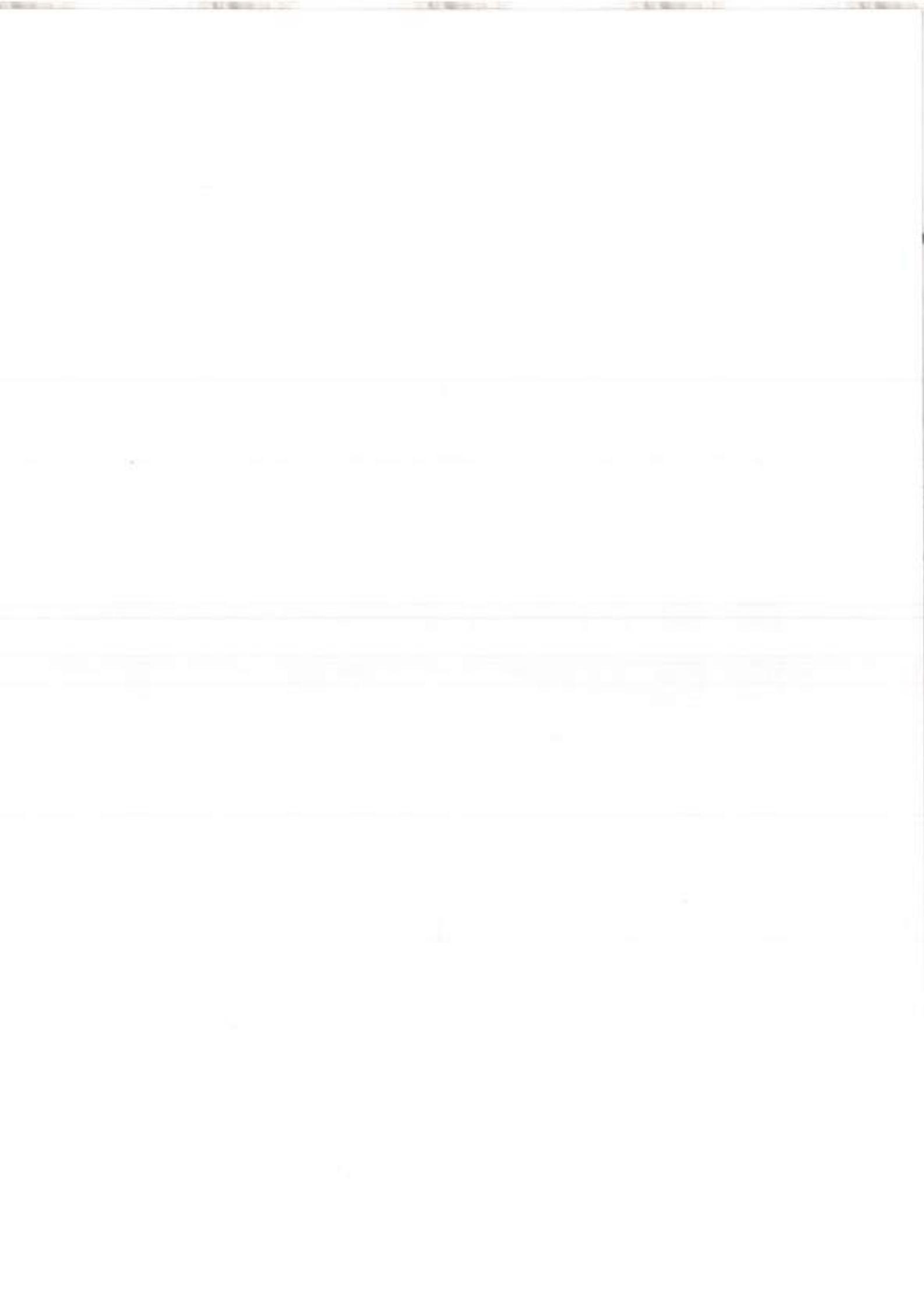
MSETCL invites online bids (E-Tender) from registered contractors / agencies on Maharashtra E-Tendering website <https://tenders.mahatransco.in> for following website E-Tender No. EE/EHV/O&M/DN-1/15-Tender-01/2024-25, RFx no. 70000034555

Work: Work of double turnining (0.4 ACGR conductor) & providing and fixing of hollows (C-Type) wedge connectors for 0.3 Core Conductor of 220kV Prangul-Kandolgaon line under E-H / O&M D-II, Pune (1st Call).

Tender amount: Rs. 43,20,283/- (Incl. taxes) EMD: Rs. 43,20,283/- Tender fees: Rs. 990/- (Rs. 600 + 18% GST)
Download of tender documents -12.12.2024 @ 21:00 Hrs. to 19.12.2024 @ 18:00 Hrs.

Technical Tendering and Bid Opening Date: 19.12.2024 @ 10:00 Hrs. at the office of the Tendering Officer, Maharashtra State Electricity Transmission Co. Ltd., Pune. For more details visit the website <https://tenders.mahatransco.in>

For any queries, please contact the Tendering Officer, Maharashtra State Electricity Transmission Co. Ltd., Pune. For more details visit the website <https://tenders.mahatransco.in>





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

To,

The Authorized person
MAJESTIQUE RISINGSON LLP
Floor no 9 Majestique City View In front of Apsara Talkies Gultekdi Pune
37 -411037

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/70170/2020 dated 16 Dec 2021. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH182373
2. File No.	SIA/MH/MIS/70170/2020
3. Project Type	Expansion
4. Category	B1
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects
6. Name of Project	Proposed expansion in Residential and commercial project "Rhythm County" by M/s. Majestique Risingsun LLP at Gat No. 10,11, Handewadi, Taluka - Haveli, Pune - 411028
7. Name of Company/Organization	MAJESTIQUE RISINGSON LLP
8. Location of Project	Maharashtra
9. TOR Date	08 Feb 2021

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

Date: 12/04/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/70170/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Majestique Risingsun LLP,
Gat No. 10,11, Handewadi, Taluka-Haveli,
Pune.

Subject : Environmental Clearance for Proposed expansion in Residential and commercial project "Rhythm County" at Gat No. 10,11, Handewadi, Taluka - Haveli, Pune by M/s.Majestique Risingsun LLP.

Reference : Application no. SIA/MH/MIS/70170/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 162nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/70170/2020	
2.	Name of Project	Proposed Expansion in Residential and Commercial Project "Rhythm County" by M/s. Majestique Risingsun LLP.	
3.	Project category	8 (b) B1 as per EIA Notification 2006	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Ankit Chhajed
		Regd. Office address	Office/Floor no 9, City View Building, In front Apsara Talkies, Gultekdi, Pune 411037
		Contact number	7720011970
		e-mail	shrianka.kardile@majestique.co.in
6.	Consultant	Vke: environmental LLP	
7.	Applied for	Expansion in EC	
8.	Details of previous EC	dated 23.01.2018 For BUA= 1,45,682.28 m ² FSI Area = 77,660 m ² Non FSI Area = 68,022.28 m ²	
9.	Location of the project	Gat No. 10 & 11, Autade-Handewadi, Tal - Haveli, Dist Pune - 411028	
10.	Latitude and Longitude	18°27'54.57"N 73°56'14.36"E	

11.	Total Plot Area (m2)	68,573.50					
12.	Deductions (m2)	4380.12					
13.	Net Plot area (m2)	64,193.38					
14.	Proposed FSI area (m2)	1,02,897					
15.	Proposed non-FSI area(m2)	81,246					
16.	Proposed TBUA (m2)	1,84,143					
17.	TBUA (m2) approved by Planning Authority till date	In Process					
18.	Ground coverage (m ²) & %	9519 & 14.82 % of net plot area					
19.	Total Project Cost (Rs.)	Rs. 335 Crores					
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
21.	Details of Building Configuration:					Reason for Modification / Change	
				Proposed Configuration as per Latest IOD			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A1 - A6	B + P + 14	44.60	Building A1 - A6	B + P + 14	44.60	No change
	Building B1 - B2	P + 14	44.60	Building B1 - B4	P + 14	44.60	Nomenclature change
	Building B3 - B4	B + P + 14	44.60	Building B5 - B9	B + P + 14	44.60	Nomenclature change
	Building B5 - B8	B + P + 14	44.60	Building B10 - B16	B + P + 14	44.60	Design change
	Commercial 1 & Commercial 2	G + 2	14.20	Commercial 1 & Commercial 2	G + 2	14.20	No Change
Club House	G + 1	7.50	Club House	G + 1	7.50	No change	
22.	Total number of tenements	Tenements - 1412 Nos. and Shops/Offices - 76 Nos.					
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	651	Fresh Water	651		
		Recycled water Flushing	330	Recycled water Flushing	330		
		Swimming Pool	02	Swimming Pool	00		
		Recycled water Gardening	97	Recycled water Gardening	00		

		Total	1080	Total	981
		Waste water generation	883	Waste water generation	883
24.	Water Storage Capacity for Firefighting /UGT			1200 m ³	
25.	Source of water	Pune Municipal corporation			
26.	Rainwater Harvesting (RWH)	Level of the Ground watertable:	Pre monsoon - 9 m below ground level. Post monsoon- 4 m below ground level.		
		Size and no of RWH tank	NA		
		Quantity and size of rechargepits:	11 No. (Storm water 05 and terrace water 06)Dimension of recharge pit 2m × 2m × 2m and collection chamber 1m × 1m × 1m		
		Details of UGT tanks	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	883		
		STP technology:	MBBR		
		Capacity of STP in CMD:	890		
28.	Solid Waste Management	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	12	Will be handed over to Authorized vendor	
		Wet waste:	18	Will be handed over to Authorized vendor	
	during Construction Phase	Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1504	Will be handed over to SWaCH	
		Wet waste:	2179	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	11.4	will be handed over to authorized vendor	
30.	Green Belt Development	Total RG area (m ²):	6420		
		Existing trees on plot:	06		
		Number of trees to be planted:	858		
		Number of trees to be cut:	00		
		Number of trees to be transplanted:	00		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase(Demand Load):	33.25 KW		
		During Operation phase (Connectedload):	7308 KW		
		During Operation phase (Demandload):	3743 kVA		
		Transformer:	630 KVA – 6 NOS		
		DG set:	45 KVA - 01 no. 250 KVA - 02 no. 100 KVA – 01 no		
		Fuel used:	HSD		

32.	Details of Energy saving	Total Solar Water Heating System + Solar PV Panel + LED Light fittings =22%			
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost Rs.	
		Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation	68,34,298	
		Land	Labour Camp toilets & sanitation	7,20,000/-	
		Health and Safety	Labour Safety Equipment's and training	6,00,000/-	
		Facility	Disinfection and Health Check-ups	90,000/-	
		Environment Management	Environmental Monitoring cell	1,70,000	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage treatment	MBBR	2,26,70,000	44,06,040
		RWH	Recharge pits	8,25,000	1,20,000
		Solid Waste	OWC	50,50,000	10,87,345
		Green belt development	Development & maintenance of green area	71,05,559	5,58,260
		Energy saving	Solar Hot water and solar panel, LED	2,10,34,434	17,65,897
		Environmental Monitoring	-	-	4,60,000
35.	Traffic Management	Disaster Management	-	379,05,000	23,70,400
		Biomedical Waste Management	-	1,00,000	-
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	544	1301	12.5
		2-Wheeler	1598	1598	3
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	<ol style="list-style-type: none"> 1. OA-14/2021 – NGT case has been decided on dated 22.08.2022 copy of the order is annexed herewith. 2. After that, PP has filed Civil Appeal no. 7187/2022 before the Hon'ble Supreme Court against the NGT order of dated 22.08.2022 in OA-14-2021. 3. The Hon'ble Supreme Court has stayed the order of the NGT of dated 22.08.2022 on dated 21.10.2022 and stated " subject to deposit of Rs. 1, 00, 00, 000/-(Rupees One Crore) with the State Pollution Control Board that is MPCB within four weeks from today, operation of the impugned order of Dated 22.08.2022 shall remain stayed. 			

		<p>4. Accordingly, the PP has as per the order of the Hon'ble Supreme Court, has deposited an amount of Rs 1,00,00,000/- by way of Demand Draft bearing no. 493949 on dated 01.11.2022. Copy of the Order and DD with covering letter to MPCB is annexed herewith.</p> <p>5. Except for the Civil Appeal before the Hon'ble Supreme Court no case of violation is pending against PP.</p>
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3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance vide PMRDA vide letter dated 23.01.2018 for total BUA of 1,45,682.28 m². Proposal has been considered by SEIAA in its 257th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to abide all the conditions of fire NoC.
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. This Environment Clearance is subject to final outcome of Civil Appeal no. 7187/2022 pending before the Hon'ble Supreme Court of India.
2. This EC is restricted for building no A1-A6 for 44.10 m height only, for building B1-B16 for 44.25 m height only, Commercial Building A & B up to 10.75 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 – 65,387.61 m², Non FSI- 51,057.30 m², Total BUA- 1,16,444.91 m². (Plan approval No. BHA/C.R. No 186/21-22 Mouza Autade Handewadi, dated – 06.12.2021) (Restricted as per approval).

General Conditions:

a) Construction Phase :-

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

- recyclable material.
- 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:-

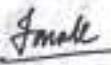
- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid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

Digitally signed by Sha Pravin C.
Darade, I.A.S.

Member Secretary

Date: 4/12/2023 10:42:24 AM



Maharashtra Pollution Control Board

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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/UAN No.0000108342/CE - 2105000456

Date: 12/05/2021

To,
 M/s. Majestique Risingsun LLP "Rhythm
 County"
 10,11,Autade Handewadi
 Tal : Haveli, Dist: Pune



Sub: Consent to Establish for Construction of Residential Project granted under red category.

Ref: 1. Minutes of Consent Committee Meeting held on 05.05.2021.

Your application NO. MPCB-CONSENT-0000108342

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 LI,III & IV annexed to this order:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.
- The capital investment of the project is Rs.335 Cr. (As per C.A Certificate submitted by Industry).
- The Consent to Establish is valid for Construction of Residential project named as M/s. Majestique Risingsun LLP "Rhythm County",10,11,Autade Handewadi, Tal: Haveli, Dist: Pune on Total Plot Area of 68573.50 SqMtrs for Proposed BUA of 184143 SqMtrs including utilities and services & as per Commencement Certificate issued by local body.
- 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	853	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG	250	As per Schedule -II



Maharashtra Pollution Control Board
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6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	2103 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Use as manure
2	Dry garbage	1401 Kg/Day	-	Segregate and Hand over to Local Body for recycling Used as manure
3	Sludge	34.4 Kg/Day		Use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

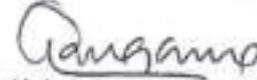
- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall comply with the conditions stipulated in C to E and submit BG of Rs. 10 Lakhs towards compliance of the same
- 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 utilized on land for gardening.
- PP shall install online monitoring system for pH, BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- Project Proponent shall obtain Environmental Clearance from State Expert Impact Assessment Authority (SEIAA), Gov. of Maharashtra. PP shall not take any effective step towards the proposed construction without obtaining prior Environmental Clearance from SEIAA.
- Project Proponent shall install organic waste digester along with composting facility/bio digester (biogas) with composting facility for the treatment of wet garbage.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E.
- Project proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
- Project proponent shall take adequate measure to control the dust emission and noise level during construction phase



Maharashtra Pollution Control Board
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18. 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.

For and on behalf of the
Maharashtra Pollution Control Board


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	670000.00	MPCB-DR-4475	17/02/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. Regional officer is directed to issue conditional restart directions to said construction project as final closure directions issued on 06/07/2020





Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **890 CMD for treatment of domestic effluent of 853 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	980.00
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.



Maharashtra Pollution Control Board
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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 Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG 250 KVA	Acoustic enclosure	3.16	HSD	35 Ltr/Hr

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 lakh	15 days	Towards Compliance of consent conditions	Up to Commissioning of the project	Up to Commissioning of the project



Maharashtra Pollution Control Board

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Consent						
Sr. No.	(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date

** 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:

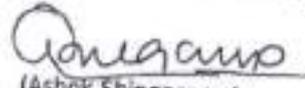
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) 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.



Maharashtra Pollution Control Board
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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.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I
No:- Format1.0/CC/UAN No.0000185213/CR/2403002498

Date: 23/03/2024

To,
Majestique Risingsun LLP
3,4,5, Swayambhu, Sujay Garden,
Mukundnagar, Pune



Sub: Auto Renewal of Consent to Operate(part-I) for Residential and Commercial construction project under Red Category

- Ref:
1. Consent to establish granted vide No Format1.0/UAN No 0000108342/CE-2105000456 dtd 12.05.2021
 2. Consent to Operate(Part-I) granted vide No Format1.0/CC/UAN No.0000135873/CO/2212000847 dtd 13.12.2022
 3. Board Circular vide letter No MPCB/AS(T)/TB/B-5088 dtd 03.12.2015

Your application NO. MPCB-CONSENT-0000135873

For: grant of Consent to Operate under Section 26 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:

1. **The Renewal of Consent (Part-I) is granted for period up to 31.10.2027**
2. **The capital investment of the project is Rs.113.5 Cr. (As per C.A Certificate submitted by industry).**
3. **The Auto Renewal of Consent to Operate (Part-I) is valid for residential and commercial construction project named as "Rhythm County" by M/s. Majestique Risingsun LLP, 10,11, Handewadi, Taluka Haveli, Dist Pune on Total Plot Area of 68573.50 SqMtrs for completed Part-I total construction BUA of 52780.53 SqMtrs out of Total Construction BUA of 116444.91 SqMtrs as per specific condition of EC granted dated 12.04.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 27.11.2017	68573.50	145682.28
2	Consent to Establish dtd 12,05.2021	68573.50	184143.00
3	Consent to Operate(Part-I) dtd 13.12.2022	68573.50	52780.53
4	Environmental Clearance dtd 12.04.2023	68573.50	116444.91

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	275	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-125 KVA	01	As per Schedule -II
S-2	DG Set-200 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	445 Kg/Day	Segregation	To Local Body/Authorized Vendor
2	Wet Waste	962 Kg/Day	OWC and Composting	As Manure
3	STP Sludge	20 Kg/Day	Dewatering	As Manure

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

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The consent is issued under the auto renewal consent policy of the Board vide letter No MPCB/AS(T)/TB/B-5088 dtd 03.12.2015-as per self-certificate submitted by Mr Ankit Chajjed, Director of the Company.
12. The applicant shall inform Board in each financial year about the change in Capital Investment of the industry. In case, if the capital investment is increased by an amount upto 10 % then industry shall make payment of the corresponding fees for consent to establish and also difference in consent to operate fees for the corresponding block year. In case if there is increase in capital investment by over than 10% then the industry shall submit a fresh application in prescribed format.

13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/70170/2020 dtd 12.04.2023 for construction project having total plot area of 68573.50 SqM and total construction BUA of 116444.91 SqM as per specific condition.
14. This consent is issued without prejudice to outcome of Civil Appeal No 7187/2022 before Hon'ble Supreme Court of India.



Avinash

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a27309ad
ad52531d
4299a42a
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e63910ed

Signed by: Dr. Avinash Dhakne
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-03-23 12:27:07 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	908000.00	MPCB-DR-22312	30/10/2023	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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **360 CMD for treatment of domestic effluent of 275 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

<i>Sr. No.</i>	<i>Purpose for water consumed</i>	<i>Water consumption quantity (CMD)</i>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	275.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-125 kVA	Acoustic Enclosure	2.50	HSD 25 -- NA--	1	SO2	12 Kg/Day
S-2	DG Set-200 kVA	Acoustic Enclosure	3.00	HSD 45 Ltr/Hr	1	SO2	19.2 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).



**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 R (part-I)	Rs 10 Lakhs	Existing	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	Continious	28.02.2028

** 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

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





