



Date: 19/05/2025

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

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report for the June 2025 Submission

Project: Proposed Construction Project by "M/s. Balaji Realty" at "S. No. 232/1A/9B, Opp Nexa Showroom, Sakore Nagar, Vimannagar, tal. Haveli, Dist. Pune"

Reference: EC Letter No. 'SIA/MH/MIS/289476/2022' dated 09/01/2023  
EC Identification No. - EC23B038MH196258

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the June 2025.  
This is for your kind information and consideration.

Thanking You,

Yours Faithfully  
"M/s. Balaji Realty"

Authorized Signatory



Encl.:

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

Copy To,

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

Office No. 501, Lalwani Icon , Plot 93 & 94 , Viman Nagar , Pune -411014.

Office No - 9373788999/9822056106

Email ID - balajirealty2009@gmail.com

**SIX MONTHLY COMPLIANCE REPORT**  
**(June 2025)**

Proposed Project

AT

S. No. 232/1A/9B, Opp Nexa Showroom, Sakore Nagar, Vimannagar, tal. Haveli, Dist. Pune

SUBMITTED BY

**"M/s. Balaji Realty"**

**Monitoring the Implementation of Environmental Safeguards**
**Ministry of Environment, Forest & Climate Change**  
**Regional Office (West Central Zone), Nagpur**  
**Monitoring Report Data Sheet (Part – I)**
**Project Details**

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/ Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8a B2 of EIA Notification 2006 )
2.	Name of the Project	Proposed Construction Project by "M/s. Balaji Realty"
3.	Clearance letter(s) /OM NO.& date	EC Identification No. - EC23B038MH196258 dated 09/01/2023
4.	Location	"S. No. 232/1A/9B, Opp Nexa Showroom, Sakore Nagar, Vimannagar, tal. Haveli, Dist. Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18°33'45.37" N and 73°54'25.57"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Jitendra Lalwani Office No. 501, Lalwani Icon, Plot No. 93+94, Opp. Union Bank Sakore Nagar, Vimannagar, Pune Mob. No. 9373788999
	b) Address of executive project engineer/manager (with pin code/ fax numbers )	Mr. Avinash Sakore Office No. 501, Lalwani Icon, Plot No. 93+94, Opp. Union Bank Sakore Nagar, Vimannagar, Pune Mob. No. 9822056106
6.	Salient Features	
	a) of the project	• EC Letter is attached
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 4420 Sq. m EC granted for Built up Area : 29543.89 Sq. m RG Area: 182.5 Sq. M.
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only	Not Applicable.

	provisional figures, if a survey is carried out give details and years of survey)	
9.	<b>Financial Details :</b>	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Projected Cost- 70 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (EMP) – 125.4 Lacs O&M Cost (Construction Phase) – 17 Lacs O&M Cost (Operation Phase) – 23.3 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase EMP – 7 Lacs/Year (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring)
10.	<b>Forest Land Requirement</b>	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	<ul style="list-style-type: none"> <li>Status of Construction - Architect Certificate is attached.</li> </ul>
13.	<b>Reason for delay</b> if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

## Point Wise Compliance Report – Part II

### I. SPECIFIC CONDITIONS

#### A, SEAC Conditions

Sr.	Conditions	Compliance
I)	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP Consented to Condition
II)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

#### B. SEIAA Conditions

Sr.	Conditions	Compliance
I)	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition.  Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from renewable sources.	PP has consented to Condition As informed design is as per ECBC
III)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to Condition
v)	SEIAA decided to grant EC for- FSI: 18766.09 m2, Non-FSI: 10777.8 m2 and Total BUA: 29543.89 m2 (Plan approval no- 04/2231, dated 10.10.2022).	PP has consented to Condition

## III. GENERAL CONDITIONS

<b>Construction Phase (Project is at Construction Phase):</b>		
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.	<b>Complied.</b>  During construction phase the Dry Waste is being handed over to PMC authorized vendor.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	<b>PP has consented to Condition.</b>  PP has been taking precautionary measures.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material is generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<b>Complied.</b>  PP has made arrangement for drinking water facility and Sanitary facility to construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed	<b>PP has consented to Condition.</b>  PP will made arrangement for the waste water and storm water do not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	<b>Complied.</b>  For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<b>Complied.</b>  No ground water extraction takes place.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing ground water
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	<b>PP has consented to Condition.</b>  PP will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	<b>PP has consented to Condition.</b>  PP will strictly adhere the stipulated condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	<b>Complied.</b>  The generated topsoil is being store and will be used for landscaping purpose.
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<b>PP has consented to Condition.</b>  Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to	<b>Complied.</b>

	ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil report is attached.
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.	<b>PP has consented to Condition.</b>  Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	<b>PP has consented to Condition.</b>  CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	<b>PP has consented to Condition.</b>  Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	<b>Complied.</b>  Vehicles hired for bringing construction material to the site is regularly maintained.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	<b>Complied.</b>  Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of 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	<b>PP has consented to Condition.</b>  CPCB approved enclosed type D.G. sets will be used in case of power failure.  The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	<b>Complied.</b>  Project proponent has made Separate Environment Cell for regular supervision

**General EC Conditions**

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition. Agreed to Comply with.
II)	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	PP has consented to Condition. PP has obtained Consent to Establish from MPCB. Attached with this report.
III)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	PP has consented to Condition.
IV)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP has consented to Condition. As per the information provided, regular Post EC compliance reports are being submitted to MoEF & MPCB.
V)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	PP has consented to Condition. As per the information provided, regular Form V is being submitted to MPCB.
VI)	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted & agreed to comply with.
VII)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including Clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted & agreed to comply with.
VIII)	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted & agreed to comply with.
IX)	A complete set of all the documents submitted to Department should be forwarded to the Local	PP has consented to Condition.



Sr.	Conditions	Compliance
	authority and MPCB.	
X)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XI)	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	PP has consented to Condition.
XII)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	No appeal was filed against the environmental clearance granted for the project.
XIII)	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	PP has consented to Condition.
XIV)	Any appeal against this Environment clearance shall lie with the National Green.	PP has consented to Condition.

# **EXECUTABLE ENVIRONMENTAL MANAGEMENT PLAN**

**For**

**One Business Park**

**Proposed Commercial Project**

**By**

**M/s Balaji Realty**

**At**

**Sr No 232/1A/9B , Opp Nexa Showroom ,  
Sakore Nagar , Vimannagar ,  
Taluka Haveli ,  
District Pune,  
State Maharashtra 411014**

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## **Executable Site Specific Environment Management Plan**

### **1. Introduction**

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

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

The potential environmental impact that needs to be regulated is mentioned below:

1. Air pollution due to the emission of Particulate Matter and gaseous pollutants;
2. Noise pollution due to various noise generating equipment as well as vehicular movement
3. Wastewater generation from sanitary/domestic activities; and Solid waste disposal
4. Various solid waste generated at the proposed locations
5. Other environmental hazards which can damage the existing environment

An efficient environmental management plan helps to restore the impact created using various technologies & procedures involved in the erection of the project. It aims to increase environmental performance & reduce waste generation by adopting appropriate corrective measures and actions. It further ensures the confirmation of implementation of such remediable or preventive actions so as to attain the set parameters thereby achieving minimum environmental damage.

To ensure better environment in & around the project site as well as for the neighbouring population, an effective EMP is developed separately for construction and operational phases.

**2. Project at a Glance**

Total Plot Area	4420	sqm
Deductions	46.47	sqm
Net Plot Area	4373.53	sqm
Open Space (10%)	437.35	sqm
Amenity Space	0	sqm
F S I	18766.09	sqm
Non F S I	10777.8	sqm
Total Built Up Area	29543.89	sqm
No of Tenements	0	no
No of Residents	0	no
No of commercial users	1595	no
Total Parking Provided	4756	sqm
Terrace Area	0	sqm
Minimum Turning Radius	Min 9	meter
Approach Road width	18	meter

### 3. **Proposed Construction**

The proposed construction on the said project after development shall include following buildings –

Building Name	Height of Building	Floors	Total Tenaments
commercial building	59.40	6B + GR. +17 FL	0
Total			0

#### 4. **Proposed Environment Services & Provisions**

To reduce the negative impact on environment and to maintain the environment following services are proposed and provisions are made –

Particulars	Disposal method and time frame
Waste-Water Treatment	100 % waste water generated shall be treated on daily basis
	The parameters as prescribed by CPCB shall be attained
	The treated water shall be used for flushing and gardening
	Technology –MBBR
	Capacity – 70 KLD
Wet Waste	Three bin system is proposed (Bio-degradable, recyclable, non-recyclable)
	100 % wet waste shall be treated in-situ on daily basis
	Technology – by Composting (OWC)
	Capacity – 80 kg/day
Dry Waste	The storing for dry waste recyclable and Non recyclable shall be provided
	Non-biodegradable waste shall be disposed through authorized agency once every fortnight
	The recyclable waste shall be handed over to scrap vendor every fortnight
	The E- waste and hazardous waste shall be disposed through centralized hazardous waste disposal facility and the receipt shall be obtained. The disposal shall be based upon the collection of waste or pre-decided time where society shall accumulate waste at regular intervals
Rain-Water Harvesting	Recharge using 2 no. of pits with bore well
	Recharge pits with bore well for Terrace water with on-line filtration system as shown in plan
	Recharge pits with bore well for runoff water with silt chamber and Oil & grease chamber as shown in plan
Plantation	All local species to be considered (flower bearing, fruit bearing, shadow providing evergreen trees)
	No allergic plants to be considered in planning
	Species absorbing higher CO <sub>2</sub> are preferred
	Proposed Plantation = 55 nos.

Energy Conservation	Solar water Heaters
	Solar PV Generation
	LED fixtures and other conservation gadgets proposed more particularly as described in the Energy saving list & ECBC report

## 5. **Compliance Schedules**

There will be three facets to design and follow the schedules viz.: for compliance of responsibilities for day-today operation and management of STP, ECE, solid waste management facility for routine environmental monitoring to assess the impact and take timely warning.

The schedule –

### **Daily observations**

1. Take meter readings for Water consumption
2. Treated water output
3. Sub meter reading for STP energy consumption
4. Sub meter reading for OWC energy consumption
5. Maintain electricity consumption record for ascertaining the efficiency of the equipment installed and its operational conformity.

### **Monthly observations:**

1. Monitor ambient air periodically as per consent. Monitor the emission sources through the competent authority and submit the analysis reports to the board.
2. Treated water parameter analysis

### **Quarterly observations:**

1. Monitor ambient/ work zone noise levels & ensure conformance
2. Compose analysis report

### **Half yearly compliance:**

1. Submit the post environment clearance report to the Zonal office (Nagpur) and regional (Pune) office of MoEF & Climate change along with the state pollution control board as may be prescribed in the prior EC every June & December.

### **Yearly compliance:**

- a. Carryout “Environmental Audit Statement” of various environmental aspects, review the environmental policies with the help of experts and make the up gradation / changes accordingly.
- b. Submit the “Environmental Statement” to the State Pollution Control Board in Form V under Rule 14 of Second Amendment Rules 1992 of the Environment (Protection) Act, 1986.
- c. File the Cess Return to the State PCB under The Water (Prevention and



Control Pollution) Cess Act, 1977.

**Renewal :**

Renew the consent the Consent to Establish / Operate under the Water & Air Acts on due dates

**Responsibility** – The responsibility for the compliance shall be of the Environment Manager / authorized person duly appointed by the Developer in the construction phase and thereafter by the Society in operation phase. Environment monitoring cell will be developed for environmental monitoring, analysis and control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters and environment management plan will be effectively implemented.

**6. Contents of Environmental Management Plan**

Environmental Management includes the following major aspects:

**Land environment –**

The construction project brings in permanent change in land usage. The land which is proposed has to be assessed from various angles viz. vegetation on the land under proposed project, the structure of the soil, geological strata of the land which plays crucial role in rain water harvesting and excavation which may be required to be dumped outside the project site.

The trees which are unavoidable to retain require compensatory plantation according to the plantation scheme proposed. The cutting and filling must also be assessed and restoration of the organic soil must be considered.

**Water environment –**

Ground/Land physiography is mainly responsible for controlling the water drainage pattern. It is equally important to assess the drainage pattern of the region. The rain water harvesting scheme for the project is to be prepared. The plan is to be prepared for incremental harvesting. The use of recycled water for various purposes for water conservation is also an integral part to maintain the water environment.

**Air environment –**

The permanent change in land use by way of construction is sure to create a detrimental impact on the air environment surrounding the project. The impact is twofold. The mitigation plan to reduce the impact during construction phase and augmentation plan to maintain the air environment during operation phase is to be planned.

**Noise environment –**

Construction equipment and road traffic are the major sources of noise. Baseline data of noise at the project area and the neighbourhood habitat areas

is to be ascertained.

The noise levels during the day time or at various time slot in a day is helpful in ascertaining the construction machinery operation timings.

**Biological environment –**

The biological surroundings which include birds, aquatic life and vegetation etc must be maintained to reduce the negative impact on environment.

**Socio economic environment –**

This is another important aspect for the development. The development of the surrounding areas and availability of the resources and services is equally important to assess which has an indirect impact on the environment.

**Solid waste –**

In the recent urbanization, this is one of the most critical issues at par with water. The disposal of the waste both bio-degradable and non-biodegradable is essential to consider.

**Liquid (water) Waste –**

The residential occupants as well as commercial users are sure to generate waste water on an everyday basis. Proper waste water treatments are both, vital & essential, for use of recycled water, as well as reduce the BOD load for excess treated water to be discharged, avoiding waste water to contaminate inland freshwater ecology like lakes, ponds and rivers.

**Energy Saving Measures –**

Proper implementation and maintenance of energy saving measures are equally important part of environment monitoring. Apart from use of LED lights other factors contributing to energy saving mainly includes Solar panel maintenance for water heaters as well as panels for PV generation. These panels must be maintained to extract optimum output from them.

**7. Environment Monitoring Cell**

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

Environmental Management cell will implement and review the compliance of the stipulated conditions specified in Environmental Clearance and Consent for Establish. Environmental cell will submit six monthly compliance report regarding status of implementation of each stipulated conditions to MoEF. The cell will be responsible to obtain consent of operate under water Act and Air from MPCB. On getting Consent to operate, the project will be handed over to society. The project proponent will provide technical know how, legal and technical training to society personnel for continuing the EMP.

### **Functioning of various departments for effective environment management**

#### **Solid Waste Management**

Responsibilities	Executed by	Personnel in-charge	Reporting to
Manage and monitor MSW. Ensure proper collection & segregation of waste at source. Ensure proper operation and maintenance of composting machines. Ensure proper disposal of non-biodegradable waste via authorized agencies. Collect operational reports from composting machines and ensure that they comply with required standards. Appoint necessary manpower for operation and maintenance of composting machines.	OWC vendors with AMC	Environment Coordinator	Society General Body & Committee in association with EMC

#### **Liquid Waste Management**

Responsibilities	Executed by	Personnel in-charge	Reporting to
Manage sewage generated. Ensure proper operation and maintenance of sewage treatment plant. Oversee the collection of outlet samples from STP outlet in order to generate operational reports and ensure that they comply with	STP vendors with AMC	Environment Coordinator	Society General Body & Committee in association with EMC

required standards. Appoint necessary manpower for operation and maintenance of STP.			
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### Landscape Management

Responsibilities	Executed by	Personnel in-charge	Reporting to
Maintenance of plants, trees and shrubs on site. Ensuring proper supply of water. Ensuring proper barricading safeguarding purpose. Appointing manpower and gardener to carry out daily necessary activities. Record and maintain name and nos. of trees on site.	Gardener	Environment Co-ordinator	Society General Body & Committee in association with EMC

### RWH Management

Responsibilities	Executed by	Personnel in-charge	Reporting to
Checking all RWH pits and ensuring no clogging occurs. Maintaining the pits. Clearing the drains during especially in rainy season. Ensure no vehicles are parked over RWH pits. Document necessary observations.	Plumber	Environment Co-ordinator	Society General Body & Committee in association with EMC

### Energy Saving Management

Responsibilities	Executed by	Personnel in-charge	Reporting to
Ensure operation and maintenance of Solar water heater panels, energy saving electrical equipment etc. Replace or repair wherever necessary. Document performance reports.	Contracted Energy Saving Consultant with AMC	Environment Coordinator	Society General Body & Committee in association with EMC

## Air Pollution Management

Responsibilities	Executed by	Personnel in-charge	Reporting to
Monitoring for ambient air pollutants as well as DG set emissions on a monthly basis and ensure that they comply with the norms. Reporting the same to the Environment co-ordinator. Suggesting/implementing mitigation measures in consultation with the society committee and EMC	Contracted Pollution Monitoring and Control Laboratories	Environment Co-ordinator	Society General Body & Committee in association with EMC

## Noise Pollution Management

Responsibilities	Executed by	Personnel in-charge	Reporting to
Monitoring for ambient noise levels on a monthly basis and ensure that they comply with the norms. Reporting the same to the Environment co-ordinator. Suggesting/implementing mitigation measures in consultation with the society committee and EMC	Contracted Pollution Monitoring and Control Laboratories	Environment Co-ordinator	Society General Body & Committee in association with EMC

## Health and Safety

Responsibilities	Executed by	Personnel in-charge	Reporting to
Ensure the use of PPE and other health and safety gears by the personnel managing MSW and STP. Ensure disinfection measures are undertaken in MSW segregation areas and areas near STP.	Environment Co-ordinator	Environment Co-ordinator	Society General Body & Committee in association with EMC

**EMP Budget**

Responsibilities	Executed by	Personnel in-charge	Reporting to
Manage and Maintain budget for the Environmental Management Cell	Society Treasurer	Budgetary Committee	Society General Body & Committee in association with EMC

**Detail Environment Management Plan during Construction Phase****Monitoring & Mitigation Measures for Waste during Construction Phase (Waste Management Plan) -**

The first part in the Environmental Plan is the construction phase which is executed following well planned Mitigation Measures. The mitigation measures play crucial role in reducing the negative impact during construction phase. The monitoring helps in ascertaining whether the mitigation plan is successfully implemented. The mitigation measures are required during following stages -

1. Excavation, Reuse and dumping of soil
2. Traffic Management Plan (vehicular traffic of incoming materials)
3. Labour Camp at the proposed Location
4. Waste Disposal Plan (solid and liquid)
5. Construction Storage Facility
6. Proposed Material Usage
7. Air pollution Measures
8. Noise pollution Measures
9. Safety Measures

**Demolition Debris -**

The demolition of existing structures may be required at the initial stage of the project or may be required before completion of the project if some of the existing structures are retained on site and used during construction period. The disposal of demolition debris is preferred in situ as far as possible. If in-situ disposal is not possible then the same must be handed over to authorised contractor of municipal corporation who shall dispose the same.

### **Excavation & Disposal of Soil –**

The excavation is crucial part in the initial stages of construction. The reuse of excavated material within the site and or disposal of excess debris must be followed as per the “Debris Management Plan” prepared. **Preservation of soil with organic content within the layout must be used for plantation and in garden area.**

(Refer to Debris Management Plan for details)

### **Traffic Management Plan**

Construction vehicle traffic is to be ascertained in proper manner where the vehicular movement should not disturb the ongoing construction activity. This to be done to avoid mud carried outside the site because of vehicles.

Proper road for construction material vehicles, sufficient turning radius, proper entry / exit gate must be provided.

The plan for the time scheduling of heavy vehicle must be made depending upon the traffic flow on the adjoining areas. As far as possible non peak hours be preferred for the same.

### **Labour Details**

The labor are expected to be employed as per the requirement of the work and as per the nature of the work. The labour camp shall be provided and the various facilities shall be provided to the labour camp.

The additional labors shall be hired on daily basis.

Filtered Water tankers shall be provided to cater the need of drinking water.

The construction water shall be provided through water tankers.

### **Solid & Liquid Waste disposal**

The waste is expected includes –

**Bio-degradable Solid Waste** from the labour camp – The bio-degradable solid waste generated approx. 2.5 to 5 Kg/day generated from labour shall be managed by composting.

**The non-biodegradable solid waste** approx. 2.5 to 5 Kg/day from the labour shall be handed over to the authorized agency.

**Reusable Construction Material waste** – The reusable construction waste basically includes debris generated during the construction involving pieces of bricks, assorted gravel, metal etc. which shall be consumed in the internal roads and pathways.

**Non-reusable construction waste** – The non-reusable construction waste includes packing material, boxes, cans, ply material etc. which shall be disposed-off through scrap vendor.

**Hazardous waste** - The hazardous waste generated at the site shall be handed

over to the authorised vendor from the list published and updated by Pollution Control Board.

**Liquid Waste from the labourcamp**– The liquid waste from the labour camp shall be cleared by the contractor providing mobile toilets. The regular dosing of bio-culture for better results and prolonged operation may be adopted by the proponent.

The gray water from the labor camp to be treated in the septic tank with bio-culture dosing and the same may be used for water sprinkling instead of fresh water.

### **Storage facility for Construction Material, water etc.**

The storage facility is required for steel, cement bags, sand, gravels, bricks or blocks, door / window frames, electric material, paints, pumps, generator and other equipment.

It is therefore considered that storage space which includes covered and open space is provided separately.

The storage is provided with proper access for the vehicular traffic for easy unloading and to avoid congestion of vehicular traffic as well as entry of vehicles in the construction area.

Water is another important and regularly required commodity. The water is proposed to be supplied by water tankers (**use of bore well without CGWA and corporation water are strictly prohibited**)

The storage of water for construction activity is to be located at most convenient place. The water for usage of labor camp and drinking water for labor to be provided separately.

### **Use of various materials**

1. To reduce the environmental hazards in terms of air and noise pollution as well as accumulation of non-biodegradable materials following actions are proposed:
2. Use of RMC (ready mix concrete) to reduce the material storage for cement, gravels, sand and to avoid air pollution as well as noise pollution using concrete mixers
3. Use of readymade cement blocks for construction made using fly ash as component
4. Use of iron scaffolding instead of bamboo
5. Use of iron plates for slab casting instead of plywood
6. Use of metal door frames instead of wooden for all internal doors
7. Use of aluminum window frames which are supplied to the sizes
8. Use of wire harnessing to avoid pilferage and accumulation of waste of plastic material



### **Air Pollution**

Demolition work – More particularly dealt in Debris Management Plan.

During structural erection – The air pollution control shall be executed adopting methodology for the construction. First, we shall be using RMC for the concreting for the structural work. This will totally reduce the air pollution.

During brick work – The use of cement is unavoidable during the brick work. To reduce the impact of air pollution, readymade concrete blocks are proposed. The blocks are large in size and thus the area covered by block is in multiple of the bricks. The shred net is proposed to be used on the outer surface of the structural erection which shall prevent the air pollution during the brickwork. The floors are also proposed to be covered with the net whereby material shall be collected on the shred net and shall prevent air pollution due to wind.

During plastering work – The plastering is proposed in the enclosed environment. The shred net shall be used from all the sides of the floor where plastering is made. The waste material during the plastering of walls shall be collected and used in the internal road levelling.

During Tiling work – The tiling work is proposed using vitrified tiles. The cut tiles shall be reused as far as possible to avoid generation of waste. The tile pieces shall be consumed in the pathways, roads.

During painting work – The painting shall be used using eco-friendly paints as far as possible. The paint barrels shall be disposed of using authorized vendor

### **Noise Pollution**

Demolition work – Refer to Debris Management Plan

Removal & disposal of debris – Refer to Debris Management Plan

During structural erection – The structural work is proposed using steel plates fixed using nut bolts and therefore the noise shall be just negligible. The use of RMC is proposed whereby the noise due to the operation of concrete mixer is avoided.

**Safety Measures** – It shall be ensured that the various safety measures as per the guidelines will be followed during construction of the project. A well-qualified & responsible Safety Officer shall be appointed to ensure the implementation of the same.

The plan for the safety of labor on site and during construction work has to be prepared separately by the safety officer and the activities such as safety training, safety shoes, helmets, gloves, jackets etc as directed by the safety Officer to be provided. The information using board to be displayed at the site as per the instructions of the safety Officer.

### **Environmental Management Plan in Operational Phase**

1. Approval Conditions attaining Environmental Plans –
2. Disposal of Bio-degradable waste
3. Disposal of Non Bio-degradable Waste
4. Disposal of E-Waste
5. Sewage Treatment and Recycling of Water
6. Landscape providing biodiversity
7. Rain Water Harvesting
8. Solar Water provisions
9. Ambient Air monitoring (DG) Set – Air and Noise monitoring
10. Ambient noise monitoring
11. Drinking Water Monitoring
12. Environmental Audit
13. Environmental Management Plan includes following for each of the above aspects considered for approval:
14. Manpower Requirement
15. Executable Actions
16. Parameters for the Environmental Norms
17. Executors and their actions
18. Report/s generation
19. Corrective measures
20. Compliances

### **Disposal of Bio-degradable Waste**

There are estimated 1595 commercial users the quantity of wet waste generation is considered at 80 kg / day.

In-situ treatment is proposed for the wet waste using composting machine.

The area required for the composting machine along-with segregation area is as shown in plan.

Actions –

Appointment of manpower for collection and processing (2 persons) by the society

Training for machinery operations which includes basically shredding, fogging system, loading to curing trays (this shall be provided by the vendor as per the terms of purchase order)

Two bins system to be implemented

The waste segregation at source is insisted

Information and Education Program for the Occupants

Segregated waste to be collected on daily basis

Transporting the collected waste in covered bins to the processing site

Prior final segregation at the space provided within the unit

following the correct procedure for operations –

- a. Segregation
- b. Shredding
- c. Culture mixing
- d. Dewatering
- e. Loading into the Bins
- f. Layering

Purchase and storage of additives required 1.6 kg / day in dry place and close container.

Warning Points –

1. Do not allow metal and other hard material in shredder
2. Mix appropriate quantity of culture as instructed
3. Call vendor in case of any foul smell after following procedures as instructed
4. Properly clean the area under operations in case of any spill of material
5. Keep track of AMC for timely intervention to obtain best of the results.

Reporting – The parameters of the compost obtained must be monitored every month to ascertain the results attaining the parameters as per FCO norms through NABL approved Laboratory

Corrective Action – In case of failure to attain the parameters as per the FCO, the vendor must be immediately called for and necessary rectification must be implemented as suggested.

Responsibility – Environment Manager & Society Management is responsible for the sampling, testing, communication and corrective action implementation.

Cost Estimates –

Capital Cost	Rs 3.50 lakhs
Annual Maintenance Cost	Rs 1.25 lakhs per annum

### **Disposal of Non Bio-degradable Waste**

The non – biodegradable waste is estimated at 160 kg / day

Disposal is proposed through Authorized Agency

Action –

Collection of non-biodegradable waste at the collection point in separate bin

Handing over the waste to Authorized Agency

Renewal of contract with Authorized Agency on annual basis

Reporting – Environment Manager to keep Reporting of the same

Cost Estimate –The Agreement shall be executed by Authorized Agency at the time of initiation of the work and shall charge as per their norms which shall be provided for

Responsibility – It is the responsibility of the Environment Manager to enter

into an Agreement with Authorized Agency through the Society

### **Disposal of E-Waste and Hazardous Waste**

Electronic Goods waste

Paint Tins, cans

Pesticides

Fluorescent tubes etc.

Reporting – Environment Manager to keep Reporting of the same

Cost Estimate –The Agreement shall be executed by Authorized Agency at the time of initiation of the work and shall charge as per their norms which shall be provided for

Responsibility – It is the responsibility of the Environment Manager to enter into an Agreement with Authorized Agency through the Society

### **Sewage Treatment and Recycling of Water**

The sewage generation is estimated at 64.60 KLD for all the users.

STP based upon MBBR Technology is proposed.

Capacity of STP is 70 KLD

Manpower must be employed for operation of the plant.

Action –

1. Appointment of operator/s for the STP
2. Check All Pumps (Inlet, Sludge, Garden Feed- Rewinding requirement)
3. Check All Air Blowers
4. Automation Panel Inspection
5. Regular ACF/PSF check (with respect to operations)
6. As MBBR system is installed, check MBBR Media Periodically.
7. Training of the appointed persons- Sludge Recycling/Feed Pump/ Automation/Backwashing
8. Ascertaining the operations of the plant and keeping the 'LOG' for the operations
9. Recording the sub- meter readings for the cost calculations and continued operations
10. Recording the output water qty from water meter
11. Periodically removal of Grit from grit chamber, Regular check of Bar Screen Chamber
12. Check filter (ACF/PSF) media.

Reporting –

1. The water sample testing to be carried every month (MoEF Approved Lab)
2. The sample test must attain parameters as per CPCB / MoEF norms
3. Machine operation 'LOG' must be maintained

4. Environmental Monitoring Cell will maintain site specific compliance data.

Corrective Measures – In case of non-attainment of parameters, immediate intimation and action from the maintenance contractor against AMC

Cost Estimate –

Capital Cost	Rs 3.50 lakhs
Annual Maintenance Cost	Rs 1.25 lakhs/annum

Responsibility – It is the responsibility of the Environment Manager to enter into an Agreement with Authorized Agency through the Society

### **Landscape Providing Biodiversity**

**Proposed Plantation = 55 nos.**

Action –

1. Appointing the Gardener for the plantation considered at the site
2. Plant the trees
3. Provide barricades to the trees to safeguard
4. Watering to be done using recycled water
5. Reporting –
6. Record of the plantation to be maintained
7. Numbering the plants to ascertain the total proposed is maintained
8. Corrective Measures – Harvesting of the plants to ascertain no growth on hindering the clear driveway

Cost estimates –

Capital Cost	Rs 5.84 lakhs
Annual Maintenance Cost	Rs 1.59 lakhs

### **Rain Water Harvesting**

Rainwater harvesting should be carried out in the property to enhance the availability of groundwater. Rainwater harvesting can be carried out by constructing bores at the recommended locations. If possible, controlled blasting should be carried out at the bottom of the bore-wells.

Recommended bore wells should be supported by 2 nos. of percolation pits according to recommended design.

Action –

1. Check all RWH pits are properly covered with grill
2. Clean all RWH pits before rainy season
3. Ascertain no parking is made on RWH pits
4. Ascertain RWH Pits are not covered clogging water
5. Clean terrace drains before rainy season
6. Allocate job of cleaning to society sweeper / cleaner
7. Clean storm water drains every year

**Corrective Measures –**

Consult plumbing service provider in case water clogging is found during rainy season

**Cost estimates –**

Capital Cost	Rs 1.5 lakhs
Annual Maintenance Cost	Rs 0.30 lakhs

**Solar Panels for Water and PV Generation**

Solar PV Generation proposed 17.87 KW

**Action –**

1. Check solar water installations are made connected
2. Keep solar panels clean for best results (once a week)
3. Check all PV panels are properly connected
4. Keep PV panels clean for better results
5. Ascertaining the upkeep of solar panel in timely intervals (AMC – Quarterly check)

**Corrective Measures –**

Change the solar panels which are defective or non-functional or due to breakage

**Cost estimates –**

Capital Cost	Rs 20.60 lakhs
Annual Maintenance Cost	Rs 1.67 lakhs

**Environment monitoring program during operational phase**

Sr.	Item	Parameters	Frequency	Location
1	Ambient air Quality	PM2.5 & PM10, SO <sub>2</sub> , NO <sub>x</sub> , O <sub>3</sub> , Pb, NH <sub>3</sub> , C <sub>6</sub> H <sub>6</sub> , BaP, As, Ni	24 hours for two alternate days in a month or as stipulated by SPCB	Periphery of the site.
		CO	8 hours twice a week every three months	Periphery of the site.
2	Noise level	Equivalent noise Level	Monthly	Near DG sets, Near STP, Near

Sr.	Item	Parameters	Frequency	Location
				parking area.
3	Exhaust from DG set	PM2.5 & PM10, SO2, NOx	Monthly	Stack of DG sets.
4	Water analysis	Colour and odour, Suspended solids, pH, turbidity, total dissolved solid, Calcium, Chloride, Fluoride, Residual free chlorine, Iron, magnesium, nitrate, sulphate, Phenolphthalein Alkalinity, Total hardness, total coliform, E-coli etc. (As prescribed by Pollution Control Board and updated from time to time)	Monthly	Raw Water Tank & Drinking Water Tank
5	Waste Water from STP	As specified and attached in Annexure - E	Monthly / On line Monitoring if prescribed by SPCB	Treated Water Tank
6	Manure quality & Dried Sewage Sludge Analysis	Along with the Wet Waste – as composted	Once a Month	Composted output

### Monitoring Methodology -

1. Monthly monitoring
2. Selecting the points
3. Contract with Authorized Laboratory for monitoring
4. Action –
5. Points – Parking under each building
6. DG set point
7. STP area
8. Solid waste processing area

Corrective Measures – As suggested by the monitoring agency

DG Set – air and noise monitoring

Action -

1. Monthly monitoring
2. Stack Monitoring
3. Contract with Authorized Laboratory for monitoring

Corrective Measures –

As suggested by the monitoring agency

### **8. Environmental Management Audits:**

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

Action -

Appointment of Consultant for Environmental Audit

Corrective Measures –

As suggested by the monitoring agency

Cost Estimates for Monitoring & Environmental Audit- Rs. 1.80 Lacs/ Annum



## ANNEXURES

### A. Applicable Laws and Compliance

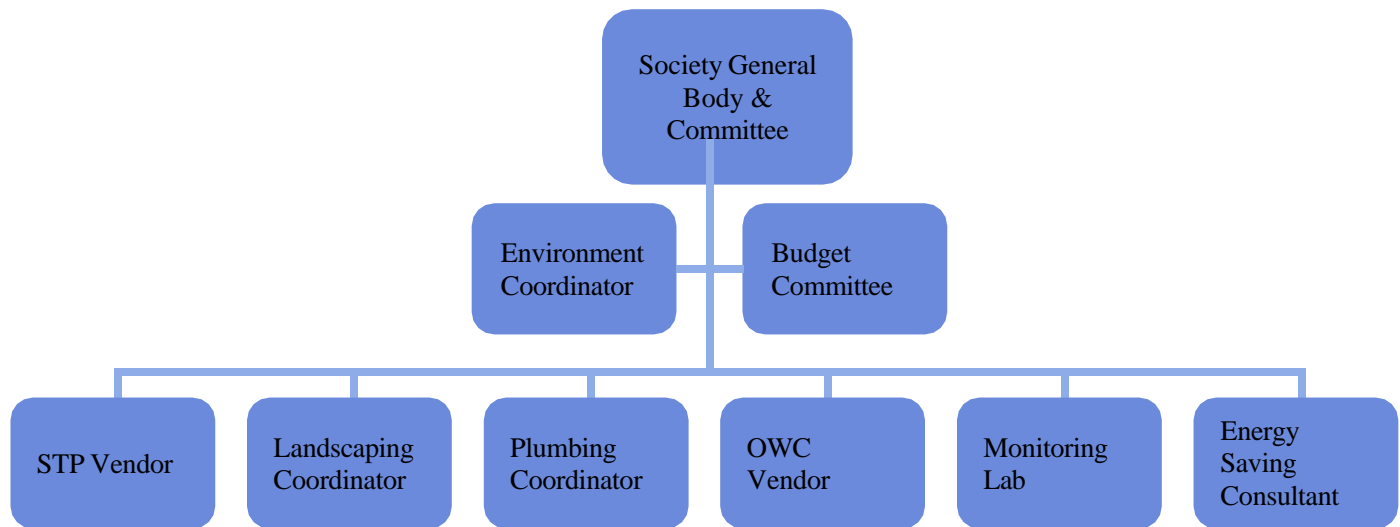
Statutory Compliance

Table: Statutory Laws

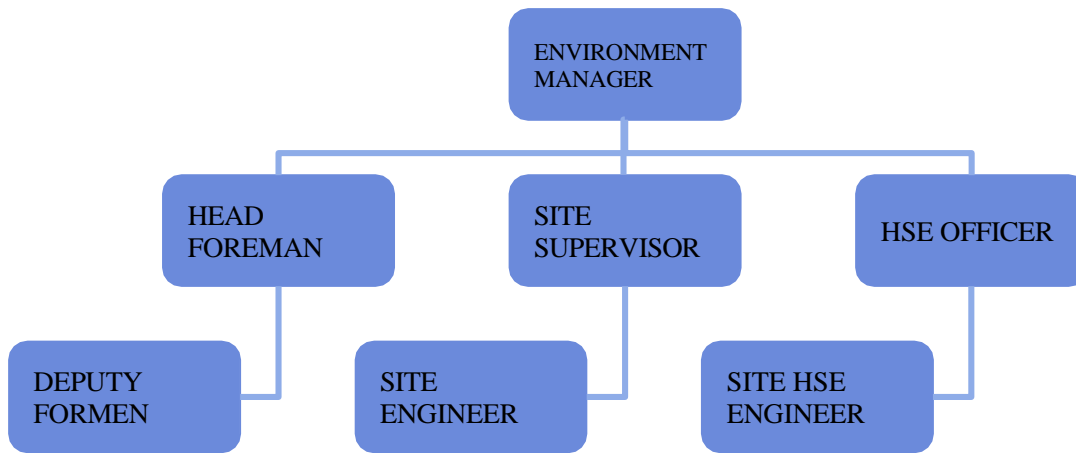
ACT	Responsibilities under section	Penalties under section
Water (Prevention & Control Of Pollution) ACT, 1974 (No 6 OF 1974)	19, 20 (2) & (3), 21 (3) (e), 23, 24 (1) (a), 24 (1)(b), 25(1) & 26, 25(4) & 26, 27(2), 28, 28, 29, 31 (1), 32(1)(c), 33(3)(1), 33 A	41(1), 41(2), 42(1), 42(2), 43, 44, 45, 45A
Environment Protection Act, 1986 (No 29 of 1986)	5, 7, 8, 9(1), 9(3), 10(1), 10(2), 11(1)	15, 26

\* We will comply with Construction Workers Safety and Welfare Act.

### B. Environment Management Cell during Construction Phase



### C. Environment Management Cell during Operation Phase



### D. Parameters for Wet Waste

Parameters	SPECIFICATION OF ORGANIC FERTILIZER
Moisture (% by weight)	15.0-25.0
Colour	Dark brown to black
Odour	Absence of foul odour
Particle size	Minimum 90 % material should pass through 4.0 mm IS sieve
Bulk density (g/cm <sup>3</sup> )	Less than 1.0
Total organic Carbon (% by weight min)	12.00
Total Nitrogen as N (% by weight min)	0.80
Total Phosphates as P <sub>2</sub> O <sub>5</sub> (% by weight min)	0.40
Total Potash as K <sub>2</sub> O (% by weight min)	0.40
C:N ratio	Less than 20
pH	6.5-7.5
Conductivity(as dsm-1)	Not more than 4.0
Pathogens	Nil
Arsenic as As <sub>2</sub> O <sub>3</sub> (mg per kg)	10.00(Max.)

Cadmium as Cd(mg per kg)	5.00(Max.)
Chromium as Cr(mg per kg)	50.00(Max.)
Copper as Cu(mg per kg)	300(Max)
Mercury as Hg(mg per kg)	0.15(Max.)
Nickel as Ni(mg per kg)	50.00(Max.)
Lead as Pb(mg per kg)	100.00(Max.)
Zinc as Zn(mg per kg)	1000.00(Max.)

### E. Parameters for Treated Sewage

Sr. No.	Design Parameters	Permissible limit for discharge to inland surface water per schedule 6 of EP Act 1986/As per latest NGT order	Attended Parameters
1.	pH	6.5-7.5	6.5-7.5
2.	Color & odour	Colourless/odourless	Colourless/odourless
3.	Temperature	Shall not exceed 5°C above the receiving	Shall not exceed 5°C above the receiving
4.	Oil & Grease (mg/l)	<5	<5
5.	Biological Oxygen Demand (BOD) (mg/l)	<10	<10
6.	Chemical Oxygen Demand (COD) (mg/l)	<30	<30
7.	Total Suspended Solid ( TSS) (mg/l)	<10	<10
8.	Total Nitrogen (mg/l)	<10	<10
9.	Nitrate (mg/l)	<10	<10
10.	Dissolve PO <sub>4</sub> (as P) (mg/l)	<1	<1
11.	Faecal Coliform (MPN/100 ml)	No/100ML	No/100ML
12.	Residual	1.0	1.0

	Chlorine (ppm)		
13.	Ammonical nitrogen (as N) mg/l Max	5.0	5.0
14.	Free Ammonia (as N) mg/l Max,	5	5
15.	Arsenic (as As) mg/l Max	0.2	0.2
16.	Lead (as pb) mg/l Max	0.1	0.1
17.	Cadmium(as cd) mg/l Max	2.0	2.0
18.	Hexavalent chromium (as Cr) mg/l Max	0.1	0.1
19.	Total chromium (as Cr) mg/l Max	2.0	2.0
20.	Copper (as Cu) mg/l Max	3.0	3.0
21.	Zinc(as Zn) mg/l Max	5.0	5.0
22.	Nickel (as Ni) mg/l Max	3.0	3.0
23.	Fluoride(as F) mg/l Max	2.0	2.0
24.	Manganese (as Mn)	2.0	2.0
25.	Sulphide(as S) mg/l Max	2.0	2.0
26.	Phenolic compounds (as C <sub>6</sub> H <sub>5</sub> OH) mg/l Max	1.0	1.0
27.	Iron (as Fe) mg/l, Max	3.0	3.0

**F. Ambient Air**

<b>Sr. No.</b>	<b>Pollutants</b>	<b>Time Weighted Average</b>	<b>Concentration to be achieved as per National Ambient Air Quality Standards, 18.11.2009</b>
1	PM10	24 Hours	100 µg/m <sup>3</sup>
2	PM2.5	24 Hours	60 µg/m <sup>3</sup>
3	SO <sub>2</sub>	24 Hours	80 µg/m <sup>3</sup>
4	NO <sub>2</sub>	24 Hours	80 µg/m <sup>3</sup>
5	CO	8 Hours	2 mg/m <sup>3</sup>
6	O <sub>3</sub>	8 Hours	100 µg/m <sup>3</sup>
7	NH <sub>3</sub>	24 Hours	400 µg/m <sup>3</sup>
8	Pb	24 Hours	1 µg/m <sup>3</sup>

**G. Drinking Water Quality**

<b>Sr. No.</b>	<b>Pollutants</b>	<b>Acceptable Limit as per BIS Standards</b>	<b>Sr. No.</b>	<b>Pollutants</b>	<b>Acceptable Limit as per BIS Standards</b>
1	Colour	5 Hazen units, Max	14	Sulphate (as SO <sub>4</sub> )	200 mg/l, Max
2	Odour	Agreeable	15	Sulphide	0.05 mg/l, Max
3	pH	6.5-8.5	16	Chloride	250 mg/l, Max
4	Taste	Agreeable	17	Fluoride	1 mg/l, Max
5	Turbidity	1 NTU, Max	18	Iron	0.3 mg/l, Max
6	Total Dissolved Solids	500 mg/l, Max	19	Free Residual chlorine	0.2 mg/l, Max
7	Mineral Oil	0.5 mg/l, Max	20	Faecal Coliform	Absent
8	Total Hardness (as CaCO <sub>3</sub> )	200 mg/l, Max	21	Cd	0.003 mg/l, Max
9	Aluminium	0.03	22	Cr	0.05 mg/l, Max
10	Calcium	75	23	Cu	0.05 mg/l, Max
11	Magnesium	30	24	Ni	0.02 mg/l, Max
12	Total Alkalinity (as CaCO <sub>3</sub> )	200 mg/l, Max	25	Pb	0.01 mg/l, Max
13	Nitrate (as NO <sub>3</sub> )	45	26	Zn	5 mg/l, Max

### H. Environment Management Plan Budgetary Allocation

Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs	Annual O & M Cost in Rs. Lakhs
During Construction Phase:		
Water for Construction, Labour & Dust Suppression	0	4.0
Site Sanitation and Health & Safety PPE Kits	0	3.0
Environmental Monitoring	0	4.0
Disinfection & Health and Safety	0	3.0
Health Check up	0	3.0
Total (A)	0	17.0
During Operation Phase		
Rain Water Harvesting	1.50	0.30
Sewage Treatment Plant	24.00	8.00
Solid Waste Management	3.50	1.25
Tree Plantation	5.84	1.59
Energy Saving	20.60	1.67
Environmental Monitoring	0	6
PPE Kit health and safety	0	1
Disaster Management Cost	69.80	3.49
Total (B)	125.24	23.30

Proposed Corporate Environment Responsibility Cost = Rs. 14 Lakhs ( over the period of 5 years )
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## **J. Parameters as prescribed by Authority**

### **FREQUENCY OF MONITORING AND PARAMETERS FOR POST- PROJECT ENVIRONMENTAL MONITORING WORK**

#### **1. MICRO-METEOROLOGY:**

##### **Parameters:**

- ☐ ☐ Wind direction
- ☐ ☐ Wind speed
- ☐ ☐ Temperature
- ☐ ☐ Relative Humidity
- ☐ ☐ Rain fall

##### **Frequency:**

Continuous monitoring of meteorological parameters using automatic weather station on daily basis.

#### **2. AIR QUALITY MONITORING: (As per Gazette Notification GSR 742 (E) dt:**

**25.9.2000 and GSR-826 (E), dt. 16.11.2009)**

##### **Parameters:**

1. Particulate Matter (Size less than 10  $\mu\text{m}$ ) or PM10
2. Particulate Matter (Size less than 2.5  $\mu\text{m}$ ) or PM2.5
3. Sulphur Dioxide (SO<sub>2</sub>)
4. Oxides of Nitrogen (NO<sub>x</sub>)

##### **Frequency:**

Air quality monitoring has to be carried out at a frequency of once in a fortnight (24 hourly sampling) at the identified stations near the dust generating sources.

#### **3. WATER QUALITY MONITORING:**

**I) Effluents (monitoring of four parameters): As per standards GSR 742 (E) and GSR 801 (E)**

##### **Parameters:**

1. pH
2. Total Suspended Solids (TSS)
3. Chemical Oxygen Demand (COD)
4. Oil and Grease (O&G)

##### **Frequency:**

All the industrial effluents shall be monitored at a frequency of once in a fortnight.

**II) Surface water samples: As per standards IS: 2296**

**Parameters:**

All the parameters for surface water bodies basing on the classification as per their utilization pattern

**Frequency:**

Monitoring Frequency for these parameters shall be once in three months.

**III) Ground water samples: As per standards IS: 10500**

**Parameters:**

All the parameters as specified in IS: 10500 shall be analyzed for Ground water samples

**Frequency:**

Monitoring Frequency for these parameters shall be once in three months.

**IV) Hospital Effluents for six parameters: (As per gazette notifications S.O.630 (E)**

**issued by MoEF on Bio-Medical Waste (Management and Handling) Rules, 1998).**

**Parameters:**

1. pH
2. Total Suspended solids (TSS)
3. Oil & Grease
4. Bio-Chemical Oxygen Demand (BOD)
5. Chemical Oxygen demand (COD)
6. Bio-Assay Test

**Frequency:**

Monitoring Frequency for these parameters shall be once in three months.

**V) Effluents excluding hospital effluents (monitoring of all parameters):**

**Parameters:**

All the Parameters as specified in Part-A of General Standards for Discharge of Environmental Pollutants.

**Frequency:**

Monitoring shall be done once in a month.

**4. NOISE LEVEL MONITORING: As per Gazette Notification GSR 742 (E) dt: 25.9.2000**

**Parameters:**

Recording of Leq noise levels for day time (6.00 AM-10.00 PM) and night time (10.00



PM-6.00 AM))

**Frequency:**

Monitoring Frequency for these parameters shall be once in a Fortnight.

**5. VEHICULAR EMISSION MONITORING: As per CPCB standards**

**Parameters:**

Smoke Density of the exhaust emissions for Heavy Earth Moving Machinery (HEMM)

has to be monitored in Hartridge units (HU in %) / light absorption coefficient (K in m<sup>-1</sup>).

**Frequency:**

Monitoring Frequency for these parameters shall be once in six months.

**6. Heavy metals in Coal and particulate matter:**

**Parameters:**

Analysis of coal and particulate matter for the presence of heavy metals such as Hg, Pb, Cd, Cr, Ni, As etc.

**Frequency:**

Monitoring Frequency for these parameters shall be once in six months for particulate and coal samples.

## SITE PHOTOS



# MONITORING REPORTS



**EUROFINE ENVIRO  
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,  
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.  
eurofinelab@gmail.com 9922474646 / 9637345858

### TEST REPORT

Report No:	EFEL/PRO/2025/05/162	Issue Date	15/05/2025
Name and Address of Customer	"M/s. Balaji Realty" at "S. No. 232/1A/9B, Opp Nexa Showroom, Sakore Nagar, Vimannagar, Tal. Haveli, Dist.Pune"		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	09/05/2025	Sampling duration	1440 Min
Start Date of Analysis	10/05/2025	End Date of Analysis	15/05/2025
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	36°C	Wet bulb temperature	31°C
Relative Humidity	44% RH	Sampling done by	EFEL

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	22.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	28.9	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	58.7	µg/m <sup>3</sup>	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	24.0	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.7	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	IS 5182 (Part 11)

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



*Shelar*  
Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

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

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

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





**EUROFINE ENVIRO  
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop  
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.  
eurofinelab@gmail.com 9922474646 / 9637345858

### TEST REPORT

Report No:	EFEL/PRO/2025/05/163	Issue Date	15/05/2025
Name and Address of Customer	"M/s. Balaji Realty" at "S. No. 232/1A/9B, Opp Nexa Showroom, Sakore Nagar, Vimannagar, Tal. Haveli, Dist.Pune"		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	09/05/2025	Sampling duration	--
Start Date of Analysis	10/05/2025	End Date of Analysis	15/05/2025
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	EFEL	Sample Quantity	1Ltr

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.16	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	58.9	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	26.7	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	7.45	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO <sub>4</sub> )	6.1	mg/L	<200	IS 3025 (Part 24)
6	Nitrate (as NO <sub>3</sub> )	0.12	mg/L	<45	APHA 4500 NO <sub>3</sub> , 23 <sup>rd</sup> Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 <sup>rd</sup> Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
9	Chloride ( as Cl)	11.9	mg/L	<250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	6.50	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	2.10	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 <sup>rd</sup> Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<2	IS 1622:1981

#### Remark(s):

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



*(Signature)*  
Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

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Certifications: ISO 9001 : 2015  
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eurofinelab@gmail.com 9922474646 / 9637345858

### TEST REPORT

Report No:	EFEL/PRO/2025/05/164	Issue Date	15/05/2025
Name and Address of Customer	"M/s. Balaji Realty" at "S. No. 232/1A/9B, Opp Nexa Showroom, Sakore Nagar, Vimannagar, Tal. Haveli, Dist. Pune"		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	09/05/2025	Sampling duration	Spot Time
Sampling done by	EFEL	Sampling Location	Near Main Gate

### Noise Monitoring Report

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	51.6	18.00	50.1	dB(A)	55/45
07.00	52.5	19.00	42.2	dB(A)	
08.00	53.6	20.00	42.2	dB(A)	
09.00	54.6	21.00	42.6	dB(A)	
10.00	53.9	22.00	42.0	dB(A)	
11.00	54.2	23.00	41.3	dB(A)	
12.00	53.8	24.00	40.6	dB(A)	
13.00	53.6	01.00	41.3	dB(A)	
14.00	52.5	02.00	42.6	dB(A)	
15.00	53.0	03.00	43.4	dB(A)	
16.00	53.9	04.00	42.4	dB(A)	
17.00	52.6	05.00	40.9	dB(A)	
Day Time Leq	50.52				
Night Time Leq	41.78				

#### Remark-

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



*(Signature)*

Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

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



ENVIRONMENTAL  
CLEARANCE

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

To,

The Partner

BALAJI REALTY

Office no. 501, Lalwani Ion, Plot No. 93+94, Sakore Nagar, Vimannagar,  
Pune -411014

**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/289476/2022 dated 22 Aug 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | <b>EC23B038MH196258</b>  |
| 2. File No.                                | SIA/MH/MIS/289476/2022   |
| 3. Project Type                            | New  |
| 4. Category                                | B2   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects                                |
| 6. Name of Project                         | One Business Park, Proposed Project at Vimannagar by M/s Balaji Realty |
| 7. Name of Company/Organization            | BALAJI REALTY  |
| 8. Location of Project                     | Maharashtra  |
| 9. TOR Date                                | N/A  |

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

Date: 09/01/2023

(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.*

*This is a computer generated cover page.*





**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/289476/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s Balaji Realty,  
Sr No 232/1A/9B, Opp Nexa Showroom,  
Sakore Nagar, Vimannagar, Taluka Haveli,  
District Pune.

Subject : Environmental Clearance for One Business Park, Proposed Project at Sr  
No 232/1A/9B, Opp Nexa Showroom , Sakore Nagar , Vimannagar ,  
Taluka Haveli , District Pune by M/s Balaji Realty

Reference : Application no. SIA/MH/MIS/289476/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 155<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 254<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28<sup>th</sup> November, 2022.

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

1.	Proposal Number	PARIVESH NO: SIA/MH/MIS/289476/2022	
2.	Name of Project	One Business Park, proposed project at Vimannagar by M/s Balaji Realty	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jitendra B Lalwani & Avinash B Sakore
		Regd. Office address	Office No. 501 , Lalwani Icon , Plot No.93+94 , Opp Union Bank Sakore Nagar ,Vimannagar . Pune
		Contact number	9373788999
		e-mail	balajirealty2009@gmail.com
6.	Consultant	ACO Name - Srushti Seva Private LimitedNABET - NABET/EIA/1821/SA 0107	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	Sr No 232/1A/9B , Opp Nexa Showroom , Sakore Nagar , Vimannagar , Taluka Haveli , District Pune, State Maharashtra 411014	
10.	Latitude and Longitude	18°33'45.37"N, 73°54'25.57"E	
11.	Total Plot Area (m2)	4420	
12.	Deductions (m2)	46.47	

13.	Net Plot area (m2)	4373.53				
14.	Proposed FSI area (m2)	18766.09				
15.	Proposed Non-FSI area (m2)	10777.8				
16.	Proposed TBUA (m2)	29543.89				
17.	TBUA (m2) approved by Planning Authority till date	As per IOD				
18.	Total Project Cost (Rs.)	70 Cr				
19.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		Details in CER activities annexure				
20.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change
	Previous EC / Existing Building		Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	-	-	-	Commercial Building	6B + GR. +17 Floors	58.8
21.	Total number of tenements	0 Nos				
	Commercial Area	29543.89 Sqm				
22.	Water Budget	Dry Season (CMD)			Wet Season (CMD)	
		Fresh Water	39.88	Fresh Water	39.88	
		Recycled	34.52	Recycled	31.9	
		Swimming Pool	0	Swimming Pool	0	
		Flushing	31.9	Flushing	31.9	
		Total	74.4	Total	71.78	
		Waste water generation	64.6	Waste water generation	64.6	
23.	Water Storage Capacity for Firefighting / UGT	As per NOC				
24.	Source of water	PMC				
25.	Rainwater	Level of the Ground water table			15-20m	

	Harvesting (RWH)	Size and no of RWH tank(s) and Quantity		N.A.		
		Quantity and size of recharge pits		Quantity: 2 Nos & Size: 2mX2mX2m		
		Details of UGT tanks if any	Domestic		110	
			Flushing		As per NOC	
			Fire		As per NOC	
26.	Sewage and Waste water	Sewage generation in CMD	64.6			
		STP technology	MBBR			
		Capacity of STP (CMD)	70			
27.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste	3	Through authorized agency		
		Wet waste	2	Through authorized agency		
		Construction waste	5	Through authorized agency		
28.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste	160	Handed over to Authorized Agency		
		Wet waste	80	In-situ Composting		
		Hazardous waste	Negligible	Negligible		
		Biomedical waste	N.A.	N.A.		
		E-Waste	4.36	Handed over to Authorized Dismantler / Recycler		
		STP Sludge (dry)	6.3	In-situ Composting		
29.	Green Belt Development	Total RG area (m2)	182.5			
		Number of trees required by rule	55			
30.	Power requirement	Source of power supply	MSEDCL			
		During Construction Phase (Demand Load)	75 kW			
		During Operation phase (Connected load)	2614 kW			
		During Operation phase (Demand load)	1787 kW			
		Transformer	630 kVA X 3 Nos			
		DG set	750 kVA X 2 Nos			
		Fuel used	Diesel			

31.	Details of Energy saving	Measures to reduce energy consumption: Ø Generally we have proposed high efficiency transformer, motors etc. to reduce losses. Ø Electronic Ballasts and Energy efficient lamp source either triposphere or LED are proposed for common area & general lighting with automatic time-based control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures.			
32.	Environmental Management plan budget during Construction phase	No.	Details	Cost	
		1	Water for Construction, Labour & Dust Suppression	Rs. 4 Lacs	
		2	Site Sanitation & Health & Safety PPE Kits	Rs. 3 Lacs	
		3	Environmental Monitoring	Rs. 4 Lacs	
		4	Disinfection & Health & Safety	Rs. 3 Lacs	
		5	Health Check up	Rs. 3 Lacs	
33.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. In Lacs)	O&M (Rs. In Lacs/Yr)
		Sewage treatment	Waste Water Management	24	8
		RWH	RWH Pits	1.5	0.3
		Solid Waste	Organic Waste Composting	3.5	1.25
		Green belt development	Tree Plantation	5.84	1.59
		Energy saving	Energy Conservation	20.6	1.67
		Environmental Monitoring	Pollution Control	0	6
		Disaster Management	Fire & LA	69.80	3.49
		PPE Kits Health & Safety	Biomedical Waste Management	0	1
34.	Traffic Management	Type	Required as per DCR	Actual Provided	Parking Area (m2)
		4-Wheeler	240	240	4756
		2-Wheeler	878	878	
		Bicycles	0	0	
35.	Details of Court cases / litigation w.r.t. the project and project location if any	NA			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 254<sup>th</sup> meeting held on 28<sup>th</sup> November, 2022 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 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.
2. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –18766.09 m2, Non FSI- 10777.80 m2, Total BUA-29543.89 m2. (Plan approval No.04/2231, dated-10.10.2022)

**General Conditions:**

**a) Construction Phase :-**

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

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

**B) Operation phase:-**

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

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

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector

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

**C) General EC Conditions:-**

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



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

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

  
20/12/2022  
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.

**Signature Not Verified**  
Digitally signed by Shri Pravin C.  
Darade , I.A.S.  
Member Secretary  
Date: 1/9/2023 7:40:31 PM

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/S.S.I

No:- Format1.0/JD (WPC)/UAN No.0000154255/CE/2303001155

Date: 16/03/2023

To,  
M/S BALAJI REALTY,  
SR NO 232/1A/9B, OPP NEXA SHOWROOM,  
SAKORE NAGAR, VIMANNAGAR, TALUKA



HAVELI, DIST-PUNE

Your Service is Our Duty

## Sub: Consent to Establish for Commercial Construction Project under Orange Category

Ref: Application submitted by Sub Regional Officer, Pune-I

Your application NO. MPCB-CONSENT-0000154255

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

1. The Consent to Establish is granted for period up to Commissioning of the project or Five Years whichever is earlier
2. The capital investment of the project is Rs.70 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Establish is valid for commercial construction project named as M/S BALAJI REALTY, SR NO 232/1A/9B, OPP NEXA SHOWROOM, SAKORE NAGAR, VIMANNAGAR, TALUKA HAVELI, DIST-PUNE - on Total Plot Area of 4420 SqMtrs for proposed total construction BUA of 29543.89 SqMtrs as per EC granted 09.01.2023 dated including utilities and services.

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 09.01.2023	4420.00	29543.89

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	64.60	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-750 kVA	01	As per Schedule -II
S-2	DG Set-750 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	BIODEGRADABLE WASTE	80 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	NON-BIODEGRADABLE WASTE	160 Kg/Day	Segregation	To Local Body
3	STP SLUDGE	6.3 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	15	Ltr/M	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	4.36	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. 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.
14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/289476/2022 dtd. 09.01.2023 for building construction project having total plot area 4420 Sq.Mtrs. & proposed total Construction BUA 29543.89 Sq.Mtrs.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



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Signed by: **Dr. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-03-16 19:09:00 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-15713	05/12/2022	NEFT

Balance fees of Rs.\_\_\_\_ will be considered at the time of next renewal of consent

Copy to:

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



**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **70 CMD for treatment of domestic effluent of 64.60 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	NH <sub>4</sub> 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	73.09
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

**SCHEDULE-II****Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-750 kVA	Acoustic Enclosure	5.50	HSD 100 Ltr/Hr	1	SO <sub>2</sub>	48 Kg/Day
S-2	DG Set-750 kVA	Acoustic Enclosure	5.50	HSD 100 Ltr/Hr	1	SO <sub>2</sub>	48 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- The toilet shall be provided with exhaust system connected to chimney through ducting.
- The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

**SCHEDULE-III****Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance	Up to Commissioning of the Project	Up to Commissioning of the Project

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

**BG Forfeiture History**

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

**BG Return details**

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





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

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

**General Conditions:**

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
  - 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
  - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
  - 13 The treated sewage shall be disinfected using suitable disinfection method.
  - 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
  - 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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**This certificate is digitally & electronically signed.**

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कार्यकारी अभियंता कार्यालय  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका  
जावक क्र ७२६  
दिनांक २४/०८/२०२२

## PROVISIONAL WATER CERTIFICATE

प्रती,  
मे. बालाजी रिअल्टी तर्फे  
श्री. जितेंद्र बी. ललवाणी व इतर  
ऑफीस नं. ५०१ ललवाणी आयकॉन,  
पलॉट नं. ९३ व ९४, विमाननगर,  
पुणे ४११०१४

विषय मे. बालाजी रिअल्टी तर्फे श्री. जितेंद्र बी. ललवाणी व इतर, यांनी स.न. २३२/१अ/९ब,  
सि.स.न. १७१/१०६, विमाननगर, पुणे येथील होणाऱ्या प्रकल्पासाठी पर्यावरण नाहरकत प्रमाण  
पत्रासाठी पाणी पुरवठा विभागाचे अभिप्राय बाबत.  
संदर्भ :- बंडगार्डन पाणी पुरवठा, आवक. क्र. १०४४ दिनांक २३/०८/२०२२.

संदर्भाकीत पत्रान्वये विषयांकीत नियोजित प्रकल्पास पर्यावरण नाहरकत पत्र मिळणेसाठी पाणी पुरवठा विभागाचा ना-  
हरकत दाखल्याची मागणी आपण केली आहे. सदर प्रकल्पामधील ७४.४० के.एल.डी. इतक्या पाण्याची गरज असल्याचे संदर्भाकीत  
पत्रात नमूद केले आहे. त्या अनुषंगाने खालील १ ते १४ अटींचे आधीन राहून पाणी पुरवठा विभागाचा ना-हरकत दाखला देत  
आहोत.

- १) विषयांकीत मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणी पुरवठा  
करणे करिता नळजोड प्रस्ताव सादर करणार.
- २) विकसकाने स्वरचर्चने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.
- ३) एस.टी.पी बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार.
- ४) जागेवर बांधकाम चालू करणेपूर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार.
- ५) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फ्लशिंगचे पाणी इ. कारणासाठी प्रत्येक प्रकल्पातील सदनिका/ऑफीसेस साठी  
स्वतंत्र व्यवस्था करणार.
- ६) सदर प्रकल्पाकरीता पाण्याचे उपलब्धेनुसार होणारा पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतःकरावी  
लागेल.
- ७) अंतर्गत वापरण्यात येणा-या फिटींग्ज डिस्चार्ज ५ लिटर प्रति मिनिटापेक्षा कमी ठेवणार.
- ८) सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.
- १०) तत्कालीन पाण्याच्या परिस्थितीनुसार मनपा कडील नियमानुसार व धोरणानुसार या पुढील कार्यवाही तत्कालीन  
वेळी निश्चित करण्यात येईल.
- ११) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका/ऑफीसेसच्या प्रमाणात त्यावेळच्या प्राप्त धोरणानुसार  
पाणी पुरवठा उपलब्ध केला जाईल.
- १२) ले आऊट मनपा मान्य झाल्यानंतर सी.सी. ची एक प्रत व ले आऊटची एक प्रत खात्यास सादर करावी लागेल.
- १३) प्रस्तुत प्रकरणी सदर परिसरात आजमितीस मनपाची पाण्याची लाईन अस्तित्वात नाही व मनपा मार्फत काही भागात अत्यल्प  
स्वरूपात पाणी पुरवठा करण्यात येत आहे. तसेच सदर परिसरात जलवाहिनी विकसनाची कामे झालेनंतर व मनपा मार्फत  
पाणी पुरवठा करण्याचे नियोजन त्यावेळच्या परिस्थितीनुसार करणेत येईल.
- १४) सदर प्रकरणी अपुऱ्या पाणी पुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेल्या हमीपत्रास  
(श्री. ए.रशीद सय्यद, यांचे नोटरी रजिस्टर क्र B 4279 दिनांक २४/०८/२०२२) अधीन राहणार आहे  
कळावे.

शाखा अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

प्र. उप अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

कार्यकारी अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका



कार्यकारी अभियंता कार्यालय  
मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

जावक क्र.: - १७३२

दिनांक :- २५/१८/२०२२

प्रति,

बालाजी रियालिटी तर्फे श्री.जितेंद्र बाबूलाल ललवाणी व इतर  
ऑफिस नं.५०१, ललवाणी आयकॉन, प्लॉट ९३ आणि ९४  
विमाननगर, पुणे-४११०१४.

विषय : स.नं.२३२/१अ/९ब सी.टी.एस १७१/१०६, साकोरेनगर, लोहगांव, पुणे या मिळकती मधील नियोजित  
बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

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

२) बालाजी रियालिटी तर्फे श्री.जितेंद्र बाबूलाल ललवाणी व इतर यांचा खात्याकडील प्रस्ताव आ.क्र.८१३  
दि.२३/०८/२०२२.

३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता  
ठ.क्र.मलनि/EC/२५४/२०२२ दि.२५/०८/२०२२.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील  
इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता  
इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र.२ अन्वये बालाजी  
रियालिटी तर्फे श्री.जितेंद्र बाबूलाल ललवाणी व इतर यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत, सातबारा उतारा,  
मिळकतकर नाहारकत दाखला, बांधकाम नकाशा इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता  
त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- |   |   |
|---|---|
| १ मिळकतीचे क्षेत्रफळ  | - ४४२०.११ चौ.मी.  |
| २ बिल्टअप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय)                                 | - १८६६८.२३ चौ.मी + १०७७७.८० चौ.मी.<br>= २९४४६.०३ चौ.मी.   |
| ३ इमारतीची संख्या   | - कमर्शियल इमारत १, उंची-६३ मी.)  |
| ४ एकुण व्यक्ती -  | - १५९५  |
| ५ व्यापारी गाळे संख्या  | - -   |
| ६ मान्य नकाशा प्रत  | - -   |
| ७ जा.क्र.सी.सी/ / दि.   | - -   |
| ८ आवश्यक पाणी पुरवठा  | - व्यापारी वापराकरीता ७४.४० KLD   |
| ९ तयार होणारे मैलापाणी  | - व्यापारी वापराकरीता ६४.६० KLD   |
| १० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता                                    | - व्यापारी वापराकरीता ६४.६० KLD   |
| ११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता                                | - व्यापारी वापराकरीता ७०.०० KLD   |
| १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल                                       | - सोबत जोडला आहे.   |
| १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे      | - लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे.  |
| १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना                                  | - गार्डन, फ्लशिंग व इत्यादी   |
| १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना | - नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातून एस.टी.पी चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहील. |



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

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकूण बांधकाम क्षेत्र (FSI+NON FSI) २९४४६.०३ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सछिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आला व सुख्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या आला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट ट ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) व्यापारी वापराकरीता ७०.०० के.एल.डी प्रति दिन क्षमतेचा व्यापारी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कंट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Constraction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set चा exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकार राहिल.
- १७) बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
- १९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात

म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी अंतिम नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे संबंधित क्षेत्रिय कार्यालयाकडे मंजूरी घेणे विकासाकावर बंधनकारक राहिल.

- २०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/ दिशाभुल करणारी अढळल्यास प्रस्तुतची एव्हायरोमेंटल क्लियरन्सकरीता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल.

तरी स.नं.२३२/१अ/१ब सी.टी.एस १७१/१०६, साकोरेनगर, लोहगांव, पुणे या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटीवर इनव्हायरमेंटल क्लियरन्सकरीत ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबंधित विकासास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/२५४/२०२२ दि.२५/०८/२०२२ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे.



शाखा अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

Date: 28<sup>th</sup> Oct 2021

To,  
Krisala Enterprises LLP  
Survey No. 145/1B, 145/2A , 41 Elite,  
Near Sharayu Toyota, Village – Tathwade,  
Taluka – Mulshi, District – Pune- 411033

Sub: - Facilitating Solid Waste Management at your Commercial/Residential “**Proposed Project "41 Cosmo"**” situated at Survey No 149/1, Near Sharayu Toyota Village - Tathwade, Taluka- Mulshi District Pune, Maharashtra 411033

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: **376Kg/Day, E Waste— 90.91Kg/Month**) from your registered project “**Proposed Project "41 Cosmo"**” situated at Survey No 149/1, Near Sharayu Toyota Village - Tathwade, Taluka- Mulshi District Pune, Maharashtra 411033 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 544Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

28<sup>th</sup> Oct 2021





Office of the Chief Fire Officer  
Pune Municipal Corporation  
Out W.No : FB/ 2430  
Date : 16/9/2022

( 614/2022 )

To,  
Prakash Kulkarni Architects,  
Shivajinagar, Pune .

**Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt of Maharashtra" for the project At S. No.232/1A/9B,CTS No.171/106, Sakhere nagar, Lohagaon, Pune.**

Ref :- i) Acknowledgement Slip For EC Application Dt.22.08.2022.  
( Proposal No. SIA/MH/MIS/289476/2022)  
ii) Your office's Application Dt.26.08.2022.

Dear Sir,

As per the above reference (i), E.C. certificate had issued for the project by the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

As per the above reference (ii), you are requesting for Fire Dept.'s clearance for height & built up area of the building.

The proposal ( propose height, use & built up area of the building ) will be as below as per the application, check list and architectural drawings submit to this office under reference (ii) above.

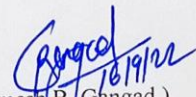
Table

Building	Heigh ( Mtrs)	Gross Built up area (in Sq.Mtrs)	Propose Use Of The Buildings
01	58.80 Mtrs	18668.23 Sq.Mtrs	commercial purpose

As per the resolution No. 6/206, Dt. 14.06.2021 of Hon. Municipal Commissioner, Pune Municipal Corporation, scrutiny fee is paid by challan No.41941, Dt. 15.09.2022, Rs.62,800/-.

Consider the above and scrutinized the building plans submitted to this office under reference (ii) above, this office is satisfied with the propose building plans in view of fire prevention & protection for the propose height, built up area and use mentioned in the table above. Layout & Section plans of the proposal with stamped by this department is attached herewith. The undersigned reserve all rights to amendment, additions, modifications in the said proposal at the time of actual issues of provisional fire NOC.

**This clearance is giving only for the purpose to getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".** Provisional Fire NOC for the purpose of getting commencement certificate from Building Permission Department Of PMC, should be taken separately from this Department.

  
( Ramesh B. Gangad )  
Asst. Divisional Officer  
Fire Brigade Dept., PMC

Encl: Layout & Section plans of the proposal with stamped.