

Date: 25.11.2025

To,  
The CCF, Regional Office, Western Region,  
Ministry of Environment, Forests & Climate  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building, Civil Lines, Nagpur - 440001

**Sub:** Submission of Environmental Clearance Compliance Status for the period of **April 2025 to September 2025**.

**Ref:** Environmental Clearance vide letter no. SEAC-2010/CR.486/TC-2 Dated. 07.04.2011 & Amendment in EC Vide letter no. F.No.21-160/2017-IA-III Dated. 10.08.2017.

Dear Sir,

We have received Environmental Clearance for the Proposed Residential project at Gahunje, Tal. - Maval, Dist.-Pune, Maharashtra by M/s. Sahajanand Hi-Tech Construction Pvt. Ltd.

As per condition Stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for the period of **April 2025 to September 2025** along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (April 2025 to September 2025)

We hope the above is to your satisfaction.

Thanking You.

Yours faithfully,

**For M/s. Macrotech Developers Limited  
(Formerly known as Sahajanand Hi-Tech Construction Pvt. Ltd)**



**Authorized Signatory**

**Encl: a/a**

**CC to:**

1. **The Member Secretary, Maharashtra Pollution Control Board, 3<sup>rd</sup> Floor, Kalpataru Point, Sion, Mumbai- 400 022.**
2. **Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara.**

**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS**

**MINISTRY OF ENVIRONMENT & FORESTS  
Regional Office (W), NAGPUR  
Monitoring Report  
PART - I  
DATA SHEET**

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Construction of residential project
2.	Name of the Project	Proposed Residential project at Gahunje, Tal. - Maval, Dist.-Pune, Maharashtra.
3.	Clearance letter (s)/OM No. And Date	<ul style="list-style-type: none"> <li>• Environmental Clearance vide letter no. SEAC-2010/CR.486/TC-2 dated 07.04.2011.</li> <li>• Amendment in EC vide letter no. F.No.21-160/2017-IA-III Dated. 10.08.2017.</li> </ul>
4.	Location: a) District (s) b) State (s) c) Location d) Latitude/Longitude	<p>Pune Maharashtra Village Gahunje, Maval 18°39'48.68" N 73°42'29.61"E</p>
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/ telex/ fax numbers)	<p>Mr. Kedar Bakalkar M/s. Sahajanand Hi-Tech Constructions Pvt. Ltd. 216, Shah &amp;Nahar Estate, Dr. E. Moses Road, Worli, Mumbai- 400018 Tel: 022- 23024400</p>
6.	Salient features a) Of the project	<p>Plot area: 4,79,992.34 sq. m. FSI area: 3,64,947.69 sq. m. Non-FSI area: 2,16,035.53 sq. m. Total Built-up area: 5,80,983.22 sq. m.</p> <p><b>Building details:</b> The project comprises 32 residential buildings, 3157 flats, 28 nos. of villas, 86 nos. of Town houses, 1 Retail (Shops - 08 nos.), 1 Meditation Centre, 2 Club houses, 1 Fire station with Staff quarters.</p>
	b) Of the Environmental management plans	<ul style="list-style-type: none"> <li>• Sewage Treatment Plant – 02 no. of STPs with total capacity 1530 KLD (810 KLD &amp; 720 KLD) with MBBR technology provided at site.</li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Greenbelt details</b> - Tree plantation will be carried out on 15200 sq. m.</li> <li>• <b>Rainwater Harvesting</b> - 10 nos. of recharge pits provided at site.</li> </ul>
7.	Break-up of the project area	Plot area: 4,79,992.34 sq. m. FSI area: 3,64,947.69 sq. m. Non-FSI area: 2,16,035.53 sq. m. Total Built-up area: 5,80,983.22 sq. m.
	a) Submergence area forest and non-forest	Not applicable
	b) Others	--
8.	Break-up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi	Not applicable
9.	<b>Financial details:</b> a) Project cost as originally planned and subsequent revised estimates and the year of price reference: b) Allocation made for environmental management plans with item wise and year wise break-up.: c) Benefit cost ratio/Internal rate of return and the year of assessment: d) Whether (c) includes the cost of environmental management as shown in the above e) Actual expenditure incurred on the project so far f) Actual expenditure incurred on the environmental management plans so far	Rs. 710 Cr.  Allocation for EMP: Construction Cost - 5185 lakhs Operation & Maintenance cost - 496 lakhs/year  --  --  Nil  Nil
10	<b>Forest land requirement:</b> a) The status of approval for diversion of forest land for non-forestry use b) The status of cleaning felling c) The status of compensatory afforestation, if any	Not applicable  Not applicable Not applicable Not applicable

*V. Kumar*

	d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	
11	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not applicable
12	Status of construction a) Date of commencement (Actual and/or planned) b) Date of completion (Actual and/or planned)	April 2011 March 2027
13	Reason for the delay of the project is yet to start	Not applicable
14	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	--
	(b) Date of site visit for this monitoring report	April 2025 to September 2025
15	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.)	<ul style="list-style-type: none"> <li>• Environmental Clearance vide letter no. SEAC-2010/CR.486/TC-2 dated 07.04.2011.</li> <li>• Amendment in EC vide letter no. F.No.21-160/2017-IA-III Dated. 10.08.2017.</li> </ul>

*V. Anand*

<b>Ref</b>	<ul style="list-style-type: none"> <li>Environmental Clearance vide letter no. SEAC-2010/CR.486/TC-2 dated 07.04.2011. [Annexure - II(A)]</li> <li>Amendment in EC vide letter no. F.No.21-160/2017-IA-III Dated. 10.08.2017. [Annexure - II(B)]</li> </ul>
<b>To</b>	M/s. Macrotech Developers Limited (Formerly known as Sahajanand Hi-Tech Constructions Pvt. Ltd.)
<b>For</b>	Proposed Residential project at Gahunje, Tal. - Maval, Dist.-Pune, Maharashtra.
<b>Status</b>	The status of project is attached as Annexure - III & the Sanctioned Project layout indicating the completed & OC obtained part of the project is attached as Annexure - IV.

**Specific Conditions:**

**I. Construction Phase -**

<b>1.</b>	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	<p>We have obtained approval from PMRDA as per the norms for the proposed development.</p> <p>The copy of the approved layout is enclosed as Annexure - V</p>
<b>2.</b>	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	<p>Noted &amp; agreed.</p> <p>The natural drainage system will be maintained.</p> <p>Natural topography will be followed, and minimum cutting and filling will be done.</p>
<b>3.</b>	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at	<p>Noted. The air pollution prevention measures mentioned below will be implemented on-site:</p> <ul style="list-style-type: none"> <li>Construction Chutes will be used to reduce on-site dust generation.</li> <li>Net Fabric will be Wrapped around the building to reduce airborne dust generation.</li> </ul>

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	<p>least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p>	<ul style="list-style-type: none"> <li>• Provision of Plastic/tarpaulin sheet covers for vehicles transporting sand, cement, murrum and other construction materials prone to causing dust pollution at site.</li> <li>• Unpaved surfaces, loose soil and roads will be adequately sprinkled with water to suppress the dust</li> <li>• 10 ft high Site Barricading, to reduce Air &amp; Noise Pollution.</li> <li>• Sand, murrum, loose soil, and cement stored on site will be covered adequately to prevent dust pollution.</li> </ul>
4.	<p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.</p>	<p>All construction waste will be collected and disposed off as per C&amp;D Waste Management Rules, 2016.</p> <p>All workers working at the construction site or working in any area with dust pollution will be provided with dust mask and other Personal Protective Equipment's.</p>
5.	<p>At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.</p>	<p>Noted &amp; agreed.</p>
6.	<p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design</p>	<p>We will be strictly adhered to the Energy Conservation Building code.</p>

	that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u values shall be as per ECBC specifications.	
7.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Noted & agreed. Only low flow rate fixtures and low flush cisterns will be used during operation phase.
8.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Noted & agreed.
9.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	We have provided STP to treat both grey and black water hence it is not separated, and both the streams are being treated in STP.  Photographs of STP are attached as <b>Annexure - VI.</b>
10.	Sewage shall be treated in the STP based on Moving Bed Biofilm Reactor (MBBR) Technology with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & D.G cooling. Excess treated shall be discharged as per CPCB norms.	02 nos. of STPs of total capacity 1530 KLD (720 KLD & 810 KLD) with MBBR technology have been provided for completed buildings.  After completion of the buildings which are currently under construction, we will expand the STP capacity to cater to the load of population. The details of STP are enclosed as <b>Annexure - VII.</b>

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11	The local bye-law provisions on rainwater harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 10 rainwater recharge pits after filtration as per CGWB guidelines.	Rainwater harvesting has been proposed on site. 09 nos. of recharge pits are developed on site.
12	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed 400 m2 space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.	Segregation of dry and wet garbage has been done at source. Dry garbage has been segregated and disposed off to recyclers. Wet garbage/biodegradable matter as leftover food, vegetables have been composted by Mechanical Composting (Eco-Biocompack) One OWC installed at site & capacity is 500kgs. Work is in progress for another 750Kgs.
13	Solar-based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.	16 nos. of solar streetlight poles alongside roads and installation of another solar lighting to landscape area and part of streetlights are in progress.
14	A First Aid Room shall be provided in the project both during construction and operations of the project.	Yes, the provision of First aid room is made for construction as well as operation phase.
15	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stock piled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	The topsoil has been stockpiled on site at a designated storage area and has been used during green belt development.

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16	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste will be collected, and re-utilization strategy for construction debris will be followed. Surplus waste will be disposed off as per C&D Waste Management Rules, 2016.
17	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	DG set of 2 X 250 kVA, 5 x 100 kVA, 5x 160 kVA, 2 x 125 kVA, 1 X 62.5 kVA, 2 X 82.5 kVA, 2 X 40 kVA, (conventional) and 30KW (solar energy i.e. Solar PV panels) capacities are proposed on site as power backup during operation phase, care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
18	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.	Yes. Pre- mixed concrete, curing agents etc. will be used to reduce water demand.
19	As proposed, no ground water shall be used during the construction/ operation phase of the project.	Noted & agreed. No source of ground water on site. The water will be sourced from Pawana River during both the phases.
20	Approval of the CGWA require before any dewatering for basements.	Noted & agreed.
21	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	The building plan is approved by PMRDA as per the norms.
22	Any hazardous waste generated during construction phase, shall be disposed off	There is no generation of any bituminous material or any hazardous material at the

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	as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	site till date & if generated will be disposed of as per the MPCB norms.
23	Vehicles hired to bring construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	The vehicles hired for bringing construction material to site will be thoroughly checked with a valid PUC certificate. Regular maintenance of construction vehicles will be carried out to keep them in good condition. The vehicles having PUC certificate will only be hired. Adequate parking space will be made for construction vehicles inside the construction premises to lessen the impact on traffic in surrounding areas.
24	An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.	Noted. A traffic management plan will be drawn up.
25	Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise levels are maintained well within residential standards. Please refer to monitoring report for Noise. Monitoring report is attached as Annexure - I.  Adequate measures are taken to reduce the ambient air and noise level to confirm stipulated standards by CPCB/MPCB.

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26	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Noted. Environmentally friendly construction materials including AAC bricks, fly ash bricks will be used.
27	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria: <ul style="list-style-type: none"> <li>• Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>• Traffic calming measures</li> <li>• Proper design of entry and exit points.</li> <li>• Parking norms as per local regulation</li> </ul>	The traffic survey was conducted to ascertain the present traffic scenario along Mumbai Pune Express Highway service road and the Dehu Road Bypass to evaluate traffic impact that will result from proposed development. Trained watchmen are deployed at entry and exit points to manage the incoming and outgoing traffic. Pedestrian facilities like pedestrian strips and pedestrian crossing have been provided. Adequate traffic signs have been provided to notify the residents

*Vikram*

II. Operational Phase-		
1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Noted & agreed. DG set and exhaust pipe height have been provided as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.	For indoor air quality the ventilation provisions as per National Building Code of India	Noted. For indoor air quality the ventilation provisions have been as per National Building Code of India.
3.	Fresh water requirement from Pawana River after treatment (WTP of 2560 m <sup>3</sup> /day) shall not exceed 1489 m <sup>3</sup> /day.	Noted & agreed.
4.	The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.	Noted & agreed. The water balance is attached herewith as <b>Annexure - VIII.</b>
5.	The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	02 nos. of STPs of total capacity 1530 KLD (720 KLD & 810 KLD) with MBBR technology have been provided for completed buildings.  After completion of the buildings which are currently under construction, we will expand the STP capacity to cater to the population load.

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6.	No sewage or untreated effluent water would be discharged through storm water drains.	Noted & agreed.									
7.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted & agreed.									
8.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, the Construction and Demolition Waste Management Rules, 2016 and the Plastics Waste Management Rules, 2016 shall be followed.	<p>The details of Solid waste being generated on site are as given below:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Qty (Kg/d)</th> <th>Treatment/ Disposal</th> </tr> </thead> <tbody> <tr> <td>Biodegradable waste</td> <td>4908</td> <td>Will be processed in mechanical composting (Eco-biocompack)</td> </tr> <tr> <td>Non-Biodegradable waste</td> <td>3272</td> <td>Will be handed over to the authorized vendor.</td> </tr> </tbody> </table> <p>One OWC installed at site &amp; capacity is 500kgs. Work is in progress for another 750Kgs.</p>	Type	Qty (Kg/d)	Treatment/ Disposal	Biodegradable waste	4908	Will be processed in mechanical composting (Eco-biocompack)	Non-Biodegradable waste	3272	Will be handed over to the authorized vendor.
Type	Qty (Kg/d)	Treatment/ Disposal									
Biodegradable waste	4908	Will be processed in mechanical composting (Eco-biocompack)									
Non-Biodegradable waste	3272	Will be handed over to the authorized vendor.									
9.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heaters shall be used to meet hot water demand, as far as possible.	<p>Solar water heaters have been provided to Residential buildings to meet hot water demand.</p> <p>Solar powered streetlights have been provided.</p>									
10.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be	The use of highly energy efficient pumps for firefighting, UG tanks and Sewage Treatment Plant will be used.									

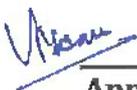
*V. K. Kous*

	integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.	LED lights are proposed for common areas such as open spaces, pathways, RG etc.
11.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed green belt area of 15,200 sqm shall be provided.	Landscape has been partly developed on the project site. A total of 8276 nos. of trees have been planted on site.  The photographs of landscape development on-site are attached as <b>Annexure - IX</b> .
12.	An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.	A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The Environment Management Plan is enclosed as <b>Annexure - X</b> .
13.	The company shall draw up and implement a corporate social	Noted & agreed.

*V. Jagan*

Responsibility plan as per the Company's Act of 2013.	
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General Conditions:		
I.	A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.	Noted & agreed.
II.	The funds earmarked for environmental protection measures shall be kept in separate accounts and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office	Noted & agreed.
III.	Officials from the Regional Office of MoEF& CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF& CC shall be forwarded to the APCCF, Regional Office of MoEF& CC, Nagpur.	Noted & agreed.
IV.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.	Noted & agreed.
V.	The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental	Noted & agreed.



	(Protection)Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	
VI.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.	<ul style="list-style-type: none"> <li>• Revalidation of Consent to Establish granted vide No Format1.0/CAC-CELL/UAN No.0000109256/CE/2303001855 dtd 24.03.2023. [Annexure - XI(A)]</li> <li>• Renewal of Consent to Operate (Part-I) vide no. Format1.0/CAC-CELL/UAN No.0000161067/CO/2401002604 dtd. 24.01.2024. [Annexure - XI(B)]</li> <li>• Renewal of Consent to Operate (part-II) with amalgamation of consent to operate(part-III) with change in name vide no. Format1.0/CC/UAN No.0000127722/CO/2403001634 dtd. 17.03.2024. [Annexure - XI(C)]</li> </ul>
VII.	These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006	Noted
VIII.	The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at	The advertisement copy is enclosed as Annexure - XII.

*V. B. Sahu*

	http://www.envfor.nic.in. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.	
IX.	Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted & agreed.
X.	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, ZillaParisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Noted & agreed.
XI.	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& CC, 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 sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted & agreed. We are submitting six monthly compliance report to MoEF&CC, Nagpur & MPCB.
XII.	The environmental statement for each financial year ending 31st March in	The copy of Form V submitted for financial year 2024-2025 is enclosed as



April 2025 to September 2025

	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& CC by email.	Annexure – XIII.
XIII.	This issue with the approval of the Competent Authority.	Noted

*Witness*

## **List of Annexures**

ANNEXURE I	Monitoring reports
ANNEXURE II(A)	Environmental Clearance dt. 07.04.2011
ANNEXURE II(B)	Environmental Clearance dt. 10.08.2017
ANNEXURE III	Status of project
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# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/A- 25/05/78

Issue Date: 27/05/2025

Name of Customer & Contact details	:	Macrotech Developers Limited, (Lodha Group)			
Name of Site	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
Discipline & Group	:	Chemical: Atmospheric Pollution			
Description of Sample	:	Ambient Air			
Location of Sampling	:	Near Project Office			
Date of Sampling	:	20/05/2025			
Sampling Time	:	10:00 to 18:00 hr.	Duration	: 8 Hr.	
Sample Drawn By	:	AESPL	Transported By	: AESPL	
Date of Sample Receipt	:	21/05/2025	Sample Identification	: A- 25/05/78	
Sample Quantity & Container	:	SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; Bladder:1.			
Date of Sample Analysis	:	21/05/2025 to 26/05/2025			
Sampling Environmental Conditions	:	Temperature:28-32°C; Rain fall: No; P <sub>bar</sub> : 754 mmHg.			
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic container	Bladder at ambient temp.	
Sampling Equipment	:	RDS-I-10, FDS-I- 17			
Calibration Status	:	Calibration on 23/11/2024 due on 23/11/2025 & Calibration on 24/11/2024 due on 24/11/2025			
Project/ Job number	:	7000232750 dtd 27 Dec 2024			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01			
Environmental Condition while Testing	:	Ambient Temperature:27°C and Humidity: 51%			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	21.6	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1) 2023
2.	Nitrogen dioxide as NO <sub>2</sub>	34.4	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022
3.	PM <sub>10</sub>	83.3	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022
4.	PM <sub>2.5</sub>	28.7	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24) RA2024
5.	Carbon monoxide as CO	0.60	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[\*] 24 hourly monitoring values; [\*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

*Himani*

Himani P. Joshi  
(Report Reviewed By)



*R.S.Patil*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-25/05/189

Issue Date: 24/05/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)		
Name of Site	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
Nature of Sample	:	Drinking water	Location of Sample	: Labour Colony
Date of Sample Drawn	:	20/05/2025	Time of Sample Drawn	: 12:00 Pm
Sample Drawn By	:	AESPL	Transported By	: AESPL
Date of Sample Receipt	:	21/05/2025	Sample Identification	: Mw- 25/05/189
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	21/05/2025 to 22/05/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	7000232750 dtd 27 Dec 2024		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 21.2°C and Humidity: 55 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

**Himani P. Joshi**  
(Report Reviewed By)



**N. K Shendye**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-25/05/86

Issue Date: 24/05/2025

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)						
<b>Name of Site</b>	: BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.						
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution						
<b>Description of Sample</b>	: DG Noise						
<b>Location Details</b>	: DG-250KVA						
<b>Date of Sampling</b>	: 20/05/2025	<b>Period of Sampling</b>	: DG Spot				
<b>Start Time of Sampling</b>	: 13:05Hr.	<b>End Time of Sampling</b>	: 13.15Hr				
<b>Monitored By</b>	: AESPL	<b>Transported By</b>	: AESPL				
<b>Date of Data Receipt</b>	: 21/05/2025	<b>Sample Identification</b>	: N-25/05/86				
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 35°C					
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.						
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-02						
<b>Calibration Status</b>	: Calibrated on 04/12/2024; calibration due on 03/12/2025						
<b>Project/ Job Number</b>	: 7000232750 dtd 27 Dec 2024						
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03						
<b>Method of Sampling</b>	: IS 4758						
Sr No.	Location	Sound Pressure Level dB(A)				Avg.	Difference
		Readings from 0.5 m away from DG					
1.	DG-250KVA	East	West	South	North	72.5	25.7
	Door closed	72	72.8	72.2	73.1		
	Door opened	97.4	98.6	97.7	98.9		

### Limits:

- Insertion loss of 25dBA as per consent

**Conformity Statement:** The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. DG set Sound Pressure Level measured at 0.5m from the enclosure.
4. Any query related to this report will be entertained within 15 days of the report issue date only.

*Himani*

Himani P. Joshi.  
(Report Reviewed By)



*Reshma S. Patil*

Reshma S. Patil.  
(Authorized Signatory)

-End Of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-25/05/87

Issue Date: 24/05/2025

<b>Name of Customer</b>	: Macrotech Developers Limited, (Lodha Group)		
<b>Name of Site</b>	: BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the periphery of site		
<b>Date of Sampling</b>	: 20/05/2025	<b>Period of Sampling</b>	: Spot
<b>Start Time of Sampling</b>	: 12.20 Hr	<b>End Time of Sampling</b>	: 12.40Hr.
<b>Monitored By</b>	: AESPL	<b>Transported By</b>	: AESPL
<b>Date of Data Receipt</b>	: 21/05/2025	<b>Sample Identification</b>	: N-25/05/87
<b>Environmental Condition</b>	: Climate: Clear	<b>Ambient Temp:</b> 35°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-02		
<b>Calibration Status</b>	: Calibrated on 04/12/2024; calibration due on 03/12/2025		
<b>Project/ Job Number</b>	: 7000232750 dtd 27 Dec 2024		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling</b>	: IS 9989		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Day Time dB(A)</b>	
1.	Project Office	56.2	
2.	Labour Colony	58.9	
3.	Near Store	59.3	
4.	Country House 01	62.2	
5.	Country House 02	63.1	
6.	Construction Gate	62.9	
7.	Material Yard	59.2	
8.	Tower No 30	59.8	
9.	Construction Road	60.1	
10.	Sunningdale Building	57.2	
<b>Limit as per EP Act for daytime at Commercial</b>		<b>65.0</b>	

**Conformity Statement:** Noise Levels at all locations are found below the stipulated limits.

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*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshma S. Patil*

**Reshma S. Patil.**  
(Authorized Signatory)

-End Of Test Report-

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E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

**Test Report  
(Soil)**

Ref. No.: AESPL/LAB/C/S-25/05/15

Issue Date: 28/05/2025

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)		
<b>Name of Site</b>	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	: Near Country House 2
<b>Date of Sample Drawn</b>	:	20/05/2025	<b>Time of Sample Drawn</b>	: 12:30 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	: AESPL
<b>Date of Sample Receipt</b>	:	21/05/2025	<b>Sample Identification</b>	: S-25/05/15
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag		
<b>Date of Sample Analysis</b>	:	21/05/2025 to 27/05/2025		
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown		
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	:	7000232750 dtd 27 Dec 2024		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 31.3°C and Humidity: 48%		
Sr. No.	Parameter with Unit	Result		Method of analysis
1.	pH@25°C	7.48		IS 2720 (part 26); RA2021
2.	Water content, %	6.12		IS 2720 (part 2); RA2020
3.	Organic Carbon, %	0.34		IS 2720 (part 22); RA2020
4.	Available Nitrogen, %	0.0100		AESPL/LAB/SOP/7.2.1.2/S-05 ;01.07.22
5.	Available Phosphorus, kg/he	49		AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22
6.	Potassium as K, kg/he	60		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
7.	Chloride, mg/l	38		AESPL/LAB/SOP/7.2.1.2/S-08; 01.07.22
8.	Available Sulphur, mg/kg	37		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22
9.	Arsenic as As, mg/kg	< 0.02		EPA Method 3050B 2:1996
10.	Lead as Pb, mg/kg	< 0.02		EPA Method 3050B 2:1996
11.	Texture, %	Coarse	22	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Clay	35	
		Silt	22	
		Fine sand	21	

**Note:**

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**Himani P. Joshi.**  
**(Report Reviewed By)****Sushma A. Gujar**  
**(Authorized Signatory)**

-End of Test Report-



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CIN: U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-25/05/15A

Issue Date: 28/05/2025

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)			
<b>Name of Site</b>	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	:	Near Country House 2
<b>Date of Sample Drawn</b>	:	20/05/2025	<b>Time of Sample Drawn</b>	:	12:30 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	:	AESPL
<b>Date of Sample Receipt</b>	:	21/05/2025	<b>Sample Identification</b>	:	S-25/05/15
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag			
<b>Date of Sample Analysis</b>	:	21/05/2025 to 27/05/2025			
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown			
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	:	7000232750 dtd 27 Dec 2024			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 31.3°C and Humidity: 48%			
<b>Sr No.</b>	<b>Parameter with Unit</b>	<b>Result</b>	<b>Method of analysis</b>		
1.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050B 2:1996		

### Note:

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Himani P. Joshi.  
(Report Reviewed By)



Sushma A. Gujar  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ ST- 25/05/69

Issue Date: 28/05/2025

Name of Customer & Contact Details	:	Macrotech Developers Limited, (Lodha Group)-		
Name of Site	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
Sample Identification number	:	ST- 25/05/69		
Sample Quantity	:	SO <sub>2</sub> :1Bottle; NO <sub>x</sub> :1 Bottle; Thimble-1; Bladder-1		
Date & Time of sampling	:	20/05/2025 at 01:00 to 01:40 hr.		
Sampling Environmental Conditions	:	Temp.:30°C; Rain fall: No; P <sub>bar</sub> : 753 mmHg.		
Transportation Condition	:	Bottles < 5°C	Thimbles in plastic container	Bladders at ambient temp.
Sample Monitored & Transported by	:	AESPL		
Date of sample receipt	:	21/05/2025		
Date of sample analysis	:	21/05/2025 to 27/05/2025		
Sampling Equipment Used	:	ST-I-03		
Calibration status	:	Calibrated on 17/12/2024 Due on 16/12/2025		
Project/ Job number	:	7000232750 dtd 27 Dec 2024		
Reference of sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of sampling & preservation	:	AESPL/LAB/SOP/7.3.1/ST-01		

### A. General Information About Stack:

Stack Connected to	:	DG - 250KVA	Emission due to	:	Combustion of Diesel
Details of pollution control devices attached with the stack		:	Acoustic Enclosure stack		

### B. Physical Characteristics of Stack:

Height of stack from ground (m)	:	17	Diameter of Stack (m)	:	0.2
Height of stack at sampling point (m)	:	--	Area of stack (m <sup>2</sup> )	:	0.031
Fuel used	:	HSD	Fuel consumption (lit/hr)	:	--

### C. Result of Sampling & Analysis of Gaseous Emission:

Sr. No.	Parameter	Result	Limit as per MPCB Consent	Unit	Method of analysis
1.	Gas Temperature	120	--	°C	IS-11255(Part-3)
2.	Gas velocity	7.2	--	m/s	IS-11255, (Part-3)
3.	Gas flow rate	595	--	Nm <sup>3</sup> /hr.	IS-11255, (Part-3)
4.	Particulate Matter	31.2	150	mg/Nm <sup>3</sup>	IS-11255, (Part- 1)
5.	Sulphur Dioxide as SO <sub>2</sub>	24.0	--	mg/Nm <sup>3</sup>	IS-11255, (Part-2)
6.	Oxide of Nitrogen as NO <sub>2</sub>	45.3	--	mg/Nm <sup>3</sup>	IS-11255, (Part-7)
7.	Carbon monoxide as CO	0.62	--	ppm	IS-13270, 2019
8.	Total Hydrocarbons as nMHC	5.92	--	mg/Nm <sup>3</sup>	IS-11255, (Part-15)

**Conformity Statement:** The monitoring undertaken indicates that Stack Air Quality Values for monitoring parameter is within the levels stipulated as per MPCB Consent.

#### Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani*

Himani P. Joshi  
(Report Reviewed By)



*Reshma*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-25/05/199

Issue Date: 24/05/2025

<b>Name of Customer</b>	:	Macrotech Developers Limited, (Lodha Group)-			
<b>Name of Site</b>	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	Labour Colony
<b>Date of Sample Drawn</b>	:	20/05/2025	<b>Time of Sample Drawn</b>	:	12.00 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	:	AESPL
<b>Date of Sample Receipt</b>	:	21/05/2025	<b>Sample Identification</b>	:	W-25/05/199
<b>Sample Quantity &amp; Container</b>	:	F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>	:	21/05/2025 to 22/05/2025			
<b>Environmental Conditions at site</b>	:	Water Temperature: 30°C, Air Temperature: 34°C, Surrounding was clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	7000232750 dtd 27 Dec 2024			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 30.2°C and Humidity: 64%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	7.3	6.5 – 8.5	No Relaxation	IS-3025(P-11) 2022
2.	Hardness as CaCO <sub>3</sub> , mg/l	46	200 Max	600 Max	IS-3025(P-21) RA 2023
3.	Calcium as Ca, mg/l	5.6	75 Max	200 Max	IS-3025(P-40) 2024
4.	Magnesium as Mg, mg/l	7.8	30 Max	100 Max	IS-3025(P-46) 2023
5.	Total Dissolved Solids, mg/l	80	500 Max	2000 Max	IS-3025(P-16) 2023
6.	Chloride as Cl <sup>-</sup> , mg/l	10	250 Max	1000 Max	IS-3025(P-32) RA2019
7.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24) 2022
8.	Fluoride as F <sup>-</sup> , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60) 2023
9.	Iron as Fe, mg/l	0.030	0.3 Max	No Relaxation	IS-3025(P-53) 2024
10.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10) 2023
11.	Free Residual Chlorine, mg/l	< 0.2	0.2 Min	1.0 Min	IS-3025(P-26) 2021

**Conformity Statement:** Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshma S. Patil*

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-25/08/74

Issue Date: 29/08/2025

Name of Customer & Contact details	: Macrotech Developers Limited, (Lodha Group)				
Name of Site	: BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.				
Location of Sampling	: Near Main Gate				
Date of Sampling	: 21/08/2025				
Sampling Time	: 09:15 to 05:15 hr.	Duration	: 08 Hr.		
Sample Drawn By	: AESPL	Transported By	: AESPL		
Date of Sample Receipt	: 23/08/2025	Sample Identification	: A-25/08/74		
Sample Quantity & Container	: SO <sub>2</sub> :1 Bottle; NO <sub>2</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1				
Date of Sample Analysis	: 23/08/2025 to 28/08/2025				
Sampling Environmental Conditions	: Temperature:27-30°C; Rain fall: No; P <sub>bar</sub> : 756 mmHg.				
Transportation Condition	: Bottles < 5°C	Filter papers in plastic	Bladder at ambient temp.		
Sampling Equipment	: RDS-I-05 & FDS-I-04				
Calibration Status	: Calibration on 23/11/2024 due on 23/11/2025 Calibration on 24/11/2024 due on 24/11/2025				
Project/ Job number	: 7000232750 dtd 27 Dec 2024				
Reference of Sampling	: AESPL/LAB/QR/7.3.3/R-03				
Method of Sampling & Preservation	: AESPL/LAB/SOP/7.3.1/A-01				
Environmental Condition while Testing	: Ambient Temperature: 28.3°C and Humidity: 49%				
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	19.4	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO <sub>2</sub>	32.4	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6)
3.	PM <sub>10</sub>	54.8	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23)
4.	PM <sub>2.5</sub>	17.5	60 *	µg/m <sup>3</sup>	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.53	04 **	mg/m <sup>3</sup>	IS 5182 (part 10)

[#] Specified under National Ambient Air Quality Standards by CPCB:

[\*] 24 hourly monitoring values; [\*\*] 1 hourly monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

### Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

*Himani*

Himani P. Joshi  
(Report Reviewed By)



*R. Patil*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-25/08/193

Issue Date: 26/08/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)		
Name of Site	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
Nature of Sample	:	Drinking water	Location of Sample	: Project office
Date of Sample Drawn	:	21/08/2025	Time of Sample Drawn	: 03:30 Pm
Sample Drawn By	:	AESPL	Transported By	: AESPL
Date of Sample Receipt	:	22/08/2025	Sample Identification	: Mw- 25/08/193
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	22/08/2025 to 23/08/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	7000232750 dtd 27 Dec 2024		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 22.8°C and Humidity: 62 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016

**Conformity Statement:** Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.

**Himani P. Joshi**  
(Report Reviewed By)



**N. K Shendye**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-25/08/194

Issue Date: 29/08/2025

Name of Customer	:	Macrotech Developers Limited, (Lodha Group)			
Name of Site	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
Nature of Sample	:	Surface water	Location of Sample	:	River water- Near building 30
Date of Sample Drawn	:	21/08/2025	Time of Sample Drawn	:	03:40 Pm
Sample Drawn By	:	AESPL	Transported By	:	AESPL
Date of Sample Receipt	:	22/08/2025	Sample Identification	:	Mw- 25/08/194
Sample Quantity & Container	:	250 ml; Glass bottle.			
Date of Sample Analysis	:	22/08/2025 to 26/08/2025			
Environmental Conditions at site	:	Surrounding area is clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	7000232750 dtd 27 Dec 2024			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01			
Environmental Condition while Testing	:	Ambient Temperature: 22.8°C and Humidity: 62 %			
Sr. No.	Parameter, Unit	Result	Method of Analysis		
1.	Total Coliform by MPN/100ml	170 MPN/100ml	IS:1622:1981		
2.	E-coli/100ml	Present /100ml	IS:1622:1981		

### Note:

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Himani P. Joshi  
(Report Reviewed By)



N. K Shendye  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-25/08/72

Issue Date: 28/08/2025

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)		
<b>Name of Site</b>	: BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At the periphery of site		
<b>Date of Sampling</b>	: 21/08/2025	<b>Period of Sampling</b>	: Spot
<b>Start &amp; End Time of Sampling (Daytime)</b>	: 10.30 -11.10Hr.	<b>Start &amp; End Time of Sampling (Nighttime)</b>	: 21.10-22.00Hr.
<b>Monitored By</b>	: AESPL	<b>Transported By</b>	: AESPL
<b>Date of Data Receipt</b>	: 23/08/2025	<b>Sample Identification</b>	: N-25/08/72
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 29°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-14		
<b>Calibration Status</b>	: Calibrated on 16/09/2024; calibration due on 15/09/2025		
<b>Project/ Job Number</b>	: 7000232750 dtd 27 Dec 2024		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling</b>	: IS 9989		
Sr. No.	Location	Noise Day Time dB(A)	Noise Day Time dB(A)
1.	Project Office	59.0	54.3
2.	Labour Colony	63.8	52.5
3.	Near Store	64.6	54.0
4.	Country House 01	60.1	53.6
5.	Country House 02	60.6	54.2
6.	Construction Gate	64.8	52.6
7.	Material Yard	63.4	54.1
8.	Tower No 30	62.3	53.6
9.	Construction Road	62.9	53.9
10.	Sunningdale Building	61.8	54.5
11.	Tower No. 32	60.6	53.5
<b>Limit as per EP Act for daytime at Commercial</b>		<b>65.0</b>	<b>55.0</b>

**Conformity Statement:** Noise Levels at all locations are found below the stipulated limits.

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*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshmi*

**Reshma S. Patil.**  
(Authorized Signatory)

-End Of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-25/08/73

Issue Date: 28/08/2025

<b>Name of Customer &amp; Contact Details</b>	: Macrotech Developers Limited, (Lodha Group)						
<b>Name of Site</b>	: BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.						
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution						
<b>Description of Sample</b>	: DG Noise						
<b>Location Details</b>	: DG-250KVA						
<b>Date of Sampling</b>	: 21/08/2025	<b>Period of Sampling</b>	: DG Spot				
<b>Start Time of Sampling</b>	: 11:30Hr.	<b>End Time of Sampling</b>	: 11.45Hr				
<b>Monitored By</b>	: AESPL	<b>Transported By</b>	: AESPL				
<b>Date of Data Receipt</b>	: 23/08/2025	<b>Sample Identification</b>	: N-25/08/73				
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 29°C					
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.						
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-14						
<b>Calibration Status</b>	: Calibrated on 16/09/2024; calibration due on 15/09/2025						
<b>Project/ Job Number</b>	: 7000232750 dtd 27 Dec 2024						
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-03						
<b>Method of Sampling</b>	: IS 4758						
Sr No.	Location	Sound Pressure Level dB(A)				Avg.	Difference
		Readings from 0.5 m away from DG					
1.	DG-250KVA	East	West	South	North	74.0	25.5
	Door closed	74.2	74.1	74.2	73.5		
	Door opened	99.8	99.5	99.9	98.9		

### Limits:

- Insertion loss of 25dBA as per consent

**Conformity Statement:** The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. DG set Sound Pressure Level measured at 0.5m from the enclosure.
4. Any query related to this report will be entertained within 15 days of the report issue date only.

*Himani*

Himani P. Joshi.  
(Report Reviewed By)



*Reshma*

Reshma S. Patil.  
(Authorized Signatory)

-End Of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Commercial Plots, Mohopada, Rasayani, Dist. Raigad Pin 410222

E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

**Test Report  
(Soil)**

Ref. No.: AESPL/LAB/C/S-25/08/08

Issue Date: 30/08/2025

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)		
<b>Name of Site</b>	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	: Near Building No. 30
<b>Date of Sample Drawn</b>	:	21/08/2025	<b>Time of Sample Drawn</b>	: 3:45 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	: AESPL
<b>Date of Sample Receipt</b>	:	22/08/2025	<b>Sample Identification</b>	: S-25/08/08
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag		
<b>Date of Sample Analysis</b>	:	22/08/2025 to 29/08/2025		
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown		
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place		
<b>Project/ Job number</b>	:	7000232750 dtd 27 Dec 2024		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.6°C and Humidity: 68%		
Sr. No.	Parameter with Unit	Result		Method of analysis
1.	pH@25°C	7.81		IS 2720 (part 26)
2.	Water content, %	5.4		IS 2720 (part 2)
3.	Organic Carbon, %	0.28		IS 2720 (part 22)
4.	Total Kjeldahl Nitrogen, %	0.0120		AESPL/LAB/SOP/7.2.1.2/S-24 ;01.07.22
5.	Available Phosphorus, kg/he	57		Soil Testing in India Ministry of Agriculture, Government of India, January
6.	Chloride, mg/l	32		
7.	Available Sulphur, mg/kg	24		
8.	Potassium as K, kg/he	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
9.	Lead as Pb, mg/kg	< 0.02		EPA Method 3050 B.2
10.	Texture, %	Coarse	16	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Clay	36	
		Silt	28	
		Fine sand	20	

**Note:**

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**Himani P. Joshi.**  
(Report Reviewed By)**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by **ISO 9001:2015** & **ISO 45001:2018**

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E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in), Tel: 9112844844,

CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-25/08/08A

Issue Date: 30/08/2025

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)			
<b>Name of Site</b>	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
<b>Nature of Sample</b>	:	Soil	<b>Location of Sample</b>	:	Near Building No. 30
<b>Date of Sample Drawn</b>	:	21/08/2025	<b>Time of Sample Drawn</b>	:	3:45 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	:	AESPL
<b>Date of Sample Receipt</b>	:	22/08/2025	<b>Sample Identification</b>	:	S-25/08/08
<b>Sample Quantity &amp; Container</b>	:	1kg; PG bag			
<b>Date of Sample Analysis</b>	:	22/08/2025 to 29/08/2025			
<b>Environmental Conditions at site</b>	:	Area: Clean, Colour: Brown			
<b>Transportation Condition</b>	:	Kept soil in polythene bag in a dry place			
<b>Project/ Job number</b>	:	7000232750 dtd 27 Dec 2024			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/S-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.6°C and Humidity: 68%			
<b>Sr No.</b>	<b>Parameter with Unit</b>	<b>Result</b>	<b>Method of analysis</b>		
1.	Silica as SiO <sub>2</sub> , mg/kg	< 0.8	EPA Method 3050 B.2		
2.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050 B.2		

### Note:

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*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Sushma*

**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ ST- 25/08/80

Issue Date: 30/08/2025

Name of Customer & Contact Details	:	Macrotech Developers Limited, (Lodha Group)		
Name of Site	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.		
Sample Identification number	:	ST- 25/08/80		
Sample Quantity	:	SO <sub>2</sub> :1Bottle; NO <sub>x</sub> :1 Bottle; Thimble-1.		
Date & Time of sampling	:	21/08/2025 at 11:00 hr to 11:40 hr.		
Sampling Environmental Conditions	:	Temp.:30°C; Rain fall: No; P <sub>bar</sub> : 753 mmHg.		
Transportation Condition	:	Bottles < 5°C	Thimbles in plastic container	Bladders at ambient temp.
Sample Monitored & Transported by	:	AESPL		
Date of sample receipt	:	23/08/2025		
Date of sample analysis	:	23/08/2025 to 29/08/2025		
Sampling Equipment Used	:	ST-I-02		
Calibration status	:	Calibrated on 24/05/2025 Due on 23/05/2026		
Project/ Job number	:	7000232750 dtd 27 Dec 2024		
Reference of sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of sampling & preservation	:	AESPL/LAB/SOP/7.3.1/ST-01		

### A. General Information About Stack:

Stack Connected to : DG, 250 KVA Emission due to : Process Activity

Details of pollution control devices attached with the stack : Acoustic Enclosure

### B. Physical Characteristics of Stack:

Height of stack from ground (m) : --- Diameter of Stack (m) : 0.20

Height of stack at sampling point (m) : - Area of stack (m<sup>2</sup>) : 0.031

Fuel used : Diesel Fuel consumption (MT/ton) : --

### C. Result of Sampling & Analysis of Gaseous Emission:

Sr. No.	Parameter	Result	Limit as per MPCB Consent	Unit	Method of analysis
1.	Gas Temperature	127	--	°C	IS-11255, (Part-3)
2.	Gas velocity	7.9	--	m/s	IS-11255, (Part-3)
3.	Gas flow rate	637	--	Nm <sup>3</sup> /hr.	IS-11255, (Part-3)
4.	Particulate Matter	27.0	150	mg/Nm <sup>3</sup>	IS-11255, (Part- 1)
5.	Sulphur Dioxide as SO <sub>2</sub>	22.1	--	mg/Nm <sup>3</sup>	IS-11255, (Part-2)
6.	Oxide of Nitrogen as NO <sub>2</sub>	41.5	--	mg/Nm <sup>3</sup>	IS-11255, (Part-7)
7.	Total hydrocarbon as NMHC	11.1	--	mg/Nm <sup>3</sup>	IS-11255, (Part-15)

**Conformity Statement:** The monitoring undertaken indicates that Stack Air Quality Values for monitoring parameter is within the levels stipulated as per MPCB Consent.

#### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.

*Himani*

Himani P. Joshi  
(Report Reviewed By)



*Reshma*

Reshma S. Patil.  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-25/08/217

Issue Date: 25/08/2025

<b>Name of Customer &amp; Contact Details</b>		: Macrotech Developers Limited, (Lodha Group)-			
<b>Name of Site</b>		: BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
<b>Nature of Sample</b>	: Drinking water	<b>Location of Sample</b>	: RO Outlet		
<b>Date of Sample Drawn</b>	: 21/08/2025	<b>Time of Sample Drawn</b>	: 3.30 pm		
<b>Sample Drawn By</b>	: AESPL	<b>Transported By</b>	: AESPL		
<b>Date of Sample Receipt</b>	: 22/08/2025	<b>Sample Identification</b>	: W-25/08/217		
<b>Sample Quantity &amp; Container</b>		: F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>		: 22/08/2025 to 23/08/2025			
<b>Environmental Conditions at site</b>		: Water Temperature: 26°C, Air Temperature: 29°C, Surrounding was clean.			
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>		: 7000232750 dtd 27 Dec 2024			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 28°C and Humidity: 86%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	6.8	6.5 - 8.5	No Relaxation	IS-3025(P-11)
2.	Hardness as CaCO <sub>3</sub> , mg/l	56	200 Max	600 Max	IS-3025(P-21)
3.	Calcium as Ca, mg/l	12	75 Max	200 Max	IS-3025(P-40)
4.	Magnesium as Mg, mg/l	6.3	30 Max	100 Max	IS-3025(P-46)
5.	Total Dissolved Solids@ 180°C, mg/l	90	500 Max	2000 Max	IS-3025(P-16)
6.	Chloride as Cl <sup>-</sup> , mg/l	9.0	250 Max	1000 Max	IS-3025(P-32)
7.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
8.	Fluoride as F <sup>-</sup> , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
9.	Iron as Fe, mg/l	0.030	0.3 Max	No Relaxation	IS-3025(P-53)
10.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
11.	Free Residual Chlorine, mg/l	0.4	0.2 Min	1.0 Min	IS-3025(P-26)

**Conformity Statement:** Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.

**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani*

**Himani P. Joshi.**  
(Report Reviewed By)



*Reshma S. Patil*

**Reshma S. Patil.**  
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2027Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

**Test Report  
(Water)**

Ref. No.: AESPL/LAB/C/W-25/08/218

Issue Date: 25/08/2025

<b>Name of Customer &amp; Contact Details</b>	:	Macrotech Developers Limited, (Lodha Group)-			
<b>Name of Site</b>	:	BELMONDO PHASE-3A / PUNE, Residential project at village Gahunje, Tal # Maval, Dist.-Pune - Macrotech Developers Ltd. Belmondo.			
<b>Nature of Sample</b>	:	Water	<b>Location of Sample</b>	:	River Water Near Tower No. 30
<b>Date of Sample Drawn</b>	:	21/08/2025	<b>Time of Sample Drawn</b>	:	3.30 pm
<b>Sample Drawn By</b>	:	AESPL	<b>Transported By</b>	:	AESPL
<b>Date of Sample Receipt</b>	:	22/08/2025	<b>Sample Identification</b>	:	W-25/08/218
<b>Sample Quantity &amp; Container</b>	:	F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>	:	22/08/2025 to 23/08/2025			
<b>Environmental Conditions at site</b>	:	Water Temperature: 26°C, Air Temperature: 29°C, Surrounding was clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	7000232750 dtd 27 Dec 2024			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-03			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 28°C and Humidity: 86%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	6.9	6.5 - 8.5	No Relaxation	IS-3025(P-11)
2.	Hardness as CaCO <sub>3</sub> , mg/l	98	200 Max	600 Max	IS-3025(P-21)
3.	Calcium as Ca, mg/l	21.6	75 Max	200 Max	IS-3025(P-40)
4.	Magnesium as Mg, mg/l	10.7	30 Max	100 Max	IS-3025(P-46)
5.	Total Dissolved Solids@ 180°C, mg/l	110	500 Max	2000 Max	IS-3025(P-16)
6.	Chloride as Cl <sup>-</sup> , mg/l	10	250 Max	1000 Max	IS-3025(P-32)
7.	Sulphate as SO <sub>4</sub> <sup>2-</sup> , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
8.	Fluoride as F <sup>-</sup> , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
9.	Iron as Fe, mg/l	0.032	0.3 Max	No Relaxation	IS-3025(P-53)
10.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
11.	Free Residual Chlorine, mg/l	0.4	0.2 Min	1.0 Min	IS-3025(P-26)

**Conformity Statement:** Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani***Himani P. Joshi.  
(Report Reviewed By)***Reshma S. Patil***Reshma S. Patil.  
(Authorized Signatory)**

-End of Test Report-



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

To,

The -1

MACROTECH DEVELOPERS LIMITED

412, Floor-4, 17G Vardhaman Chember, Cawasji Patel Road, Horniman  
Circle, Fort, Mumbai - 400001 -400001

**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/INFRA2/411156/2022 dated 17 Dec 2022. The particulars of the  
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH130378
2. File No.	SIA/MH/INFRA2/411156/2022
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential construction project at Bund Garden Pune
7. Name of Company/Organization	MACROTECH DEVELOPERS LIMITED
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: 18/05/2023

(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.*

PARIVESH

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/411156/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Homecrest Construction Pvt. Ltd.  
And M/s. Macrotech Developers Ltd.  
CTS 11/1/4/12, 11/1/4/13,11/1/4/14,  
Bund Garden Road, Pune

**Subject:** Environmental Clearance for Residential Building Construction Project at CTS 11/1/4/12, 11/1/4/13,11/1/4/14, Bund Garden Road, Taluka: Pune City, District: Pune by M/s. Homecrest Construction Pvt. Ltd. And M/s. Macrotech Developers Ltd.

**Reference:** Application no. SIA/MH/INFRA2/411156/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 164<sup>st</sup> meeting under screening category 8(a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258<sup>th</sup> meeting (Day-3) of State Level Environment Impact Assessment Authority (SEIAA) held on 12.04.2023.

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

1	Proposal Number	SIA/MH/INFRA2/411156/2022	
2	Name of Project	Residential Building Construction Project at BundGarden by Homecrest Construction Pvt. Ltd. And Macrotech Developers Ltd. (Joint applicants)	
3	Project category	8 (a) of EIA Notification 2006- B2 Type – Building & Construction Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Rajendra Gadekar
		Registere doffice address	412, Floor 4, 17G, Vardhaman Chamber,Cawasji Patel Road, Horiman Circle Fort, Mumbai 400001
		Contact Number	+91- 9822772166
		e-mail	rajendra.gadekar@lodhagroup.com
6	Consultant	EMP Consultants: Oasis Environmental Foundation, Pune Accredited vide certificate no. NABET/ EIA/ 1922/ RA 0199 (The scope of consultancy is limited only to preparation of Environmental Management Plan in accordance with EIA amendment notification dated 3rd March 2016)	

7	Applied for	New					
8	Details of previous EC	--					
9	Location of the project	CTS 11/1/4/12, 11/1/4/13,11/1/4/14, Bund Garden Road, Taluka: Pune City, District: Pune 411001					
10	Latitude and Longitude	Latitude: 18°31'36.45"N Longitude: 73°52'42.85"E					
11	Total Plot Area (m2)	4458.50					
12	Deductions (m2)	0					
13	Net Plot area (m2)	4458.50					
14	Proposed FSI area (m <sup>2</sup> )	20,166.69					
15	Proposed Non FSI area (m <sup>2</sup> )	10,333.31					
16	Total BUA (m <sup>2</sup> )	30,500.00					
17	TBUA (m2) approved by Planning Authority till date	In process					
18	Ground coverage (sqm) & %	1696.83 sqm & 38.05 %					
19	Total Project Cost (Rs.)	87.91 Cr					
20	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
	CER Activity will be done as and if required as directed by SEAC.						
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						
	Previous EC/Existing Building			Proposed Configuration		Reason for Modification /Change	
	Bldg. Name	Configuration	Ht. (m)	Bldg. Name	Configuration		Ht. (m)
	Not applicable			A	G+Mezz+1 <sup>st</sup> to 28 <sup>th</sup> (pt) floors Composite with B+G+4 level Parking Podium	120.0	---
				Club House	G +1	4.20	
22	Total No. of Tenements			44 tenements			
23	Water Budget			Dry Season (CMD)		Wet Season (CMD)	
				Fresh Water	22	Fresh Water	22
				Recycled	18	Recycled	11

		HVAC	0	HVAC	0
		Swimming pool	3	Swimming Pool	3
		Flushing	11	Flushing	11
		Total	40	Total	33
		Wastewater generation	31	Wastewater generation	31
24	Water Storage Capacity for Firefighting / UGT	UGT in total - Domestic water tank :22 KLRaw water Tank : 10 KL Fire water tank: 200 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 8 m – 10 m Post-Monsoon- 6 m – 8m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	2 , Size: 2m X 2m X 2m		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Wastewater	Sewage Generation (CMD)	31 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	35 CMD		
28	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	40 KG	Through authorized vendor	
		Wet waste	60 kg	Organic waste composter	
		Construction waste	1% of raw material	For filling on same site	
29	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal	
		Dry Waste Kg/day	45	Through authorized vendor	
		Wet waste Kg/day	70	Organic waste composter	
		Hazardous waste	NA	NA	
		Biomedical waste	NA	NA	

		E- waste Kg/year	115	Through authorized vendor
		STP sludge Kg/day	01	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		485
		Existing trees on plot		54
		Number of trees to be planted		56
		Number of trees to be cut		32
		Number of trees to be transplanted		12
31	Power requirement	Source of power supply		MSEDCL
		During Construction Phase(Demand Load)		75 KW
		During Operation phase (Connected load)		1545 KW
		During Operation phase(Demand load)		631 KW
		Transformer		630 KVA X 1 Nos. and 315 KVA X1
		DG set		350 KVA X 1
		Fuel Used		Diesel
32	Details of Energy Savings	Details		Savings %
		Solar PV panels		1 %
		Solar Water Heater		4 %
33	Environmental Management plan budget during construction phase	Type	Details	Cost (lakhs)
		Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Healthcheck up, Environmental Monitoring	10.0
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Healthcheck up Environmental	1.0

		Monitoring			
		Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
34	Environmental Management plan budget during construction phase	Storm Water	Network up to final disposal point	3.00	0.50
		Sewage Treatment	Installation of STP	20.00	6.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	8.00	0.20
		Swimming pool	Construction & Equipment	--	--
		Solid waste	OWC Machine	3.50	0.30
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	2.50	0.50
		Energy Saving	Solar Equipment	17.50	2.00
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	2.00	2.50
		Disaster Management plan	Fire Fighting System	270.00	20.00
35	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m <sup>2</sup> )
		4-Wheeler	179	179	3580
		2-Wheeler	204	204	408
36	Details of Court cases/litigations w.r.t. the project and project location if any	Project Proponent states that as of today, there is no litigation pending against project/ land in which the project is proposed to be setup.			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 258<sup>th</sup> meeting (Day-3) 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 include the mitigation measures in traffic impact study & revise the same.
2. PP to submit the revised fire tender movement & ensure that the building should be approachable from all sides
3. PP to submit the STP section showing the aerations open to sky.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021
5. PP to ensure that, the water proposed to be used 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 –20,166.69 m<sup>2</sup>, Non FSI- 10,333.31 m<sup>2</sup>, Total BUA- 30,500.00 m<sup>2</sup>. (Plan approval No.Zone-4/41, dated- 06.04.2023) (Restricted as per appraisal)

**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. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.



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: 5/18/2023 3:46:15 PM

Government of Maharashtra

File No.: SEAC-2010/CR.486/TC.2  
 Environment department,  
 Room No. 217, 2<sup>nd</sup> floor,  
 Mantralaya Annexe,  
 Mumbai 400 032  
 Date: 7<sup>th</sup> April, 2011

To,  
 M/s Parasnath Hi-Tech Construction Pvt. Ltd.  
 216-Shah Nahar Estate,  
 Dr. E Moses Road,  
 Worli, Mumbai - 400018  
 Maharashtra

**Subject: Township Project at Gahunje, District Pune by M/s Parasnath Hi-Tech Construction Pvt. Ltd. - Environmental clearance regarding.**

Sir,

This has reference to your communication dated nil on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 33<sup>rd</sup> meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 33<sup>rd</sup> meeting held on 28<sup>th</sup> January, 2011.

2. It is noted that the proposal is for grant of Environmental Clearance for Residential Development at Gahunje, District Pune by M/s Parasnath Hi-Tech Construction Pvt. Ltd. SEAC considered the project under screening category 8 (b) as per EIA Notification 2006. Project proponent submitted REIA report.

Brief Information of the project is summarized as below-

Name of the Project	: Township Project
Project Proponent	: M/s Parasnath Hi-Tech Construction Pvt. Ltd.
Location of the project	: Survey Nos. 205(P), 221(P), 225(P), 226(P), 227(P), 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 251, 252, 253, 254, 255, 256, 257, 258, 270(P), 358(P), 359(P), 360 at Gahunje, Dist. Pune, Maharashtra
Type of Project	: Construction Project
Total Plot Area	: 4,12,700 sq. m.
Built up area	: As per FSI: 2, 35,660.88 sq. m. Total construction area: 4,33,443.22 sq. m
Estimated cost of the project	: ₹ 352.75 Crores
No. of Buildings	: 2 BHK (10 buildings) 3 BHK - Type I (3 buildings) 3 BHK - Type II (2 buildings) 3 BHK - Type III (4 buildings) 4 BHK - Type I (4 buildings)

*[Handwritten Signature]*

4 BHK - Type II (4 buildings) 4 BHK Twin Bungalows (15 x 2 = 30) Total number of Units : 1730 Convenience shops (9 nos.)
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**Water Requirement:** 2229 m<sup>3</sup>/day  
Fresh water: 778 m<sup>3</sup>/day, recycled water: 1069 m<sup>3</sup>/day  
Source: Pawna river / Recycled water

**Wastewater generated:** 1073 m<sup>3</sup>/day. Waste water generated from the proposed project will be treated in two sewage treatment plants

**Capacity of two STP:** 150 m<sup>3</sup>/day & 950 m<sup>3</sup>/day; excess treated water from STP will be discharged into the holding pond and thereafter, used for landscape/gardening purpose.

#### **Rain water Harvesting:**

##### **Rainwater Collection System**

- Rainwater from the roof top will be collected through the down take pipes in to the collection tank.
- Two tanks of capacity 120 m<sup>3</sup>/day each with 4 days holding capacity will be provided to stored rainwater
- Sand bed filter will be provided to filter the rainwater

##### **Rainwater harvesting System**

- Rainwater will be harvest through the 10 number of recharging pits which is connected to bore well
- Size of recharging pit : 3.0x 3.0 x 3.0 m
- 4 number of holding ponds will be provided to collect rainwater

Ground Water Authority shall be consulted for finalization of appropriate rainwater harvesting technology.

#### **Storm water drainage:**

- Annual rainfall considered for constructing SWD is 100mm/hr
- Storm water drain of 0.6m width & 0.9 m depth @slope 1:200 will be provided along the left hand side of 90 m wide road in project area
- Storm water drain of 0.6m width & 0.9 m depth @slope 1:200 will be provided along the right hand side of 90 m wide road in the project area

#### **Solid Waste Generation:**

##### **Construction phase:**

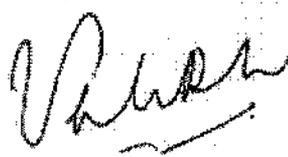
- Debris: waste, concrete, soil, bricks etc.
- Waste concrete and broken bricks will be utilized in low land leveling, secondary concrete, below roads, excavation soil will be used for landscaping
- Food waste: 534 kg/day; properly segregated & disposed off through Authorized vendors

##### **Operation Phase:**

- Biodegradable waste : 2136 Kg/day
- Non biodegradable waste :- 1424 Kg/day

##### **Disposal:**

- a. Manual collection and segregation of Biodegradable & Non Biodegradable waste
- b. Vermicomposting shall be provided for converting bio-degradable waste to manure



- c. Non Biodegradable waste will be Handed over to authorized recycler for further handling and disposal.
- d. STP sludge will be used as manure.

**Energy:**

Power requirement: Maximum demand: 6.2 MW ; Connected load: 13.03 MW;  
 Source of Power: MSEDCL  
 DG set of 1 x 1 Nos. x 750 KVA will be provided for emergency.

**Energy Conservation measures:**

- Monitoring of daily electricity consumption & recording of maximum demand will be done.
- Power factor correction shall be carried out and a power factor of about 0.93 shall be maintained.
- Only adequate number of lights in common areas shall be used.
- Common area lighting shall be carried out with CFL Lamps
- Stand alone type solar lighting shall be used for part of landscape areas and part of street lights.

**Savings:**

Sr. No.	Description	Power Consumption		Savings in KWH
		Conventional equipments power consumption in KWH	Energy Efficient equipments power consumption in KWH	
1	Provision of HF electronic ballast & T5 for common areas (parking, staircases, plant rooms etc.)	36W x 1400 Nos x 10hrs x 365 days = 183960	28W x 1400 Nos x 10hrs x 365 days = 143080	40880
2	Provision of CFL lamps For lift lobbies	60W x 482Nos x 12hrs x 365 days = 126670	36W x 482 Nos x 12hrs x 365 days = 76002	50668
3	Provision of Solar lighting for landscape and road lighting	60 W x 20nos x 12hrs x 365 days = 5126.40	0	5126.40
Total		315756.40	219082.00	96674.4

**Traffic Management:**

- Parking area: 53,315.86 sq. m. parking provided for Apartments: 1670 nos. and parking for villas: 60 nos.
- Separate entry and exit gate with adequate width will be provided with approach road.
- There will be an ample space for vehicular movement and enough parking arrangement for the vehicles.
- Proper Traffic management plan will make easy and smooth vehicular movement without any hindrance to the regular flow of traffic on the main road, service Road and internal road will be planned in the project premises.

**Fire Fighting Measures:**

- Underground water storage tank.
- Overhead water storage tank for each Building.
- Wet riser for high rise building.

- Fire pump, booster pump, sprinkler pump & Jockey pump.
- Manual fire alarm system for each wing.
- Portable fire extinguisher.

**Environmental Management Plan: Operation Phase:** Total capital cost for EMP shall be ₹ 236 Lakhs and O & M for EMP shall be ₹ 11.50 lakhs

3. The proposal has been considered by SEIAA in its 33<sup>rd</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) Project proponent agreed for
  - In podium B, the area above the internal driveways/road shall be kept open to sky, thereby reducing the area of the podium.
  - Rainwater collected through the recharge pits shall be discharged at a depth of 6.5 m (about two metres deeper than where the murum layer starts).
  - The number of trees to be planted will be increased from 900 to 2050 of 25 different specified species.
  - Holding ponds will be constructed for storing the surplus treated water so as to attain zero discharge, though municipal sewer lines exist in the area.
  - Pawna river water will be treated through an ultra-modern Water Treatment Plant (WTP). The treatments to be applied to the water are flocculation chamber, dual-media filter, activated carbon filter, water softener and UV treatment.  
Local authority should ensure this while approving the plan.
- (ii) Wet garbage should be treated by Organic waste treatment (OWC) and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iv) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (v) Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB. Physical possession should be given only after completion of environmental & other infrastructure for which development charges are being collected by local body.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.



- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (ix) A First Aid Room will be provided in the project both during construction and operation of the project.
- (x) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
- (xi) 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.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xiv) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvi) 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.
- (xvii) 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.
- (xviii) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xx) 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.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxiii) 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.
- (xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).



- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxxii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxv) 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.
- (xxxvi) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxxvii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxviii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxix) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xl) Diesel power generating sets proposed as source of back up 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.



- (xli) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xlii) 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.
- (xliii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xliv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlv) 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.
- (xlvi) 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.
- (xlvii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlviii) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (i) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (ii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (iii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (iii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envvis.maharashtra.gov.in>.
- (iv) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (iv) 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.
- (iv) 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 sectoral 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.

- (vii) 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.
- (viii) The environmental statement for each financial year ending 31<sup>st</sup> 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.
- (lix) The environmental clearance is being issued without prejudice to the 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 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.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authorities as per the documents submitted to the SEIAA for prior Environmental Clearance. If there is a any change stipulated by HRC / any other concern authorities then recast plan should be submitted to the Authority for approval.
5. If there is any change in local town planning rules including FSI, Non FSI, parking area, RG area etc which changes building plans, then Project Proponent should approach SEIAA again. It is the sole responsibility of the Project Proponent to submit the same building plans otherwise liable to initiate due action under E P Act.
6. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
7. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
8. 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.
9. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
10. 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.
11. 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.



12. Any appeal against this environmental clearance shall lie with the National Environmental Appellate Authority, if preferred, within 30 days as prescribed under Section 11 of the National Environmental Appellate Act, 1997.



(Valsa R Nair Singh)  
Secretary, Environment  
Department & MS, SEIAA

**Copy to:**

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016), (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

Speed Post/Online

**F. No. 21-160/2017-IA-III**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(IA.III Section)**

Indira Paryavaran Bhawan,  
 Jor Bagh Road, New Delhi - 3

Date: 10<sup>th</sup> August, 2017

To,

**M/s Sahajanand Hi Tech Constructions Pvt. Ltd,**  
 216, Shah & Nahar Estate,  
 Dr.E.Moses Road, Worli,  
 Mumbai-400018  
 Email: [atul.jangam@lodhagroup.com](mailto:atul.jangam@lodhagroup.com)

**Subject: Proposed Residential Project at Village Gahunje, Tal. - Maval, Dist - Pune, Maharashtra by M/s Sahajanand Hi Tech Constructions Pvt. Ltd. - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/MH/MIS/64613/2017 dated 10<sup>th</sup> May, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project '**Proposed Residential Project at Village Gahunje, Tal. - Maval, Dist - Pune, Maharashtra by M/s Sahajanand Hi Tech Constructions Pvt. Ltd**' was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 27<sup>th</sup> to 29<sup>th</sup> June, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) Construction works is in progress as per EC obtained vide No. SEAC 2010/CR. 486/TC. 2 dated 07.04.2011 for total construction area of 4,33,443.22 sqm. As of today we have constructed 3,66,822.96 sqm of area. The EC was obtained in the name of Parasnath Hi-tech construction Pvt. ltd.
- (ii) The proposal is for expansion of residential township development at plot bearing G. No. 205(P), 221(P), 225(P), 226(P), 227(P), 228 to 247, 248(P), 249(P), 251, 252, 253 to 256, 258(P), 264(P), 265, 267(P), 268(P), 269(P), 270, 358(P), 359(P), 360 at Village: Gahunje, Taluka: Maval, Dist. Pune, Maharashtra. The project is located at 18°39'48.68"N Latitude and 73°42'29.61"E Longitude.
- (iii) Project is for expansion and the total plot area is 4,79,992.34 sqm. FSI area is 3, 64, 947.69 sqm and total construction area is 5,80,983.22 sqm. The project comprise of 32 residential buildings having 3,157 flats, 28 Nos. of villas, 86 Nos. of Town House, 1 Retail (Shops: 8 Nos), 1 Meditation Centre, 2 Club House, 1 Fire station with Staff Quarters. Maximum Height of the building is 72.85 m. The details are as follows:
- (iv) Total population of the proposed project will be 16774 which include the population of residents, community and visitors.
- (v) During construction phase, total water requirement is expected to be 150 KLD which will be met by tanker water/excess treated water from the nearby

society. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

- (vi) During operational phase, total water demand of the project is expected to be 2,225 KLD and same will be met by fresh water from Pawana River and recycled water.
- (vii) Wastewater generated (2,061 KLD) uses will be treated in STP's of 2,200 KLD capacity. 736 KLD of treated wastewater will be recycled for flushing. About 309 KLD will be discharged in pond.
- (viii) About 8,180 kg/d solid waste will be generated in the project. The biodegradable waste (4,908 kg/d) will be processed in mechanical composting (Eco-biocompack) and the non-biodegradable waste generated (3,272 kg/d) will be handed over to authorized local vendor
- (i) The total electrical load demand has been estimated to be 500 KVA for the proposed project and will be met from MSEDCL and Total power requirement during operation phase is 27.6 MW (Connected Load) and will be met from MSEDCL. Proposed energy saving measures would save about 20.1 % of power
- (ix) Rooftop rainwater of building will be recharged in 10 Nos. of Recharge pits
- (x) Parking facility for 3371 Nos. four wheelers and 6,400 Nos. two wheelers are proposed to be provided against the requirement of 1,768 Nos. four wheelers and 6,377 Nos. two wheelers respectively (according to MoEFCC and local norms).
- (xi) Area earmarked for greenbelt is 15200 m<sup>2</sup>
- (xii) There is no court case pending against the project.
- (xiii) Cost of the project is Rs. 710 Crores.
- (xiv) Employment potential: During construction phase 800 workers.
- (xv) The Benefit of the Project: The project will generate employment (Labour employment of household activity, services, maintenance, plumbing, electricians) during operational phase which will benefit the local population in getting work opportunities. It will create long term employment in activities such as maintenance of the buildings and ancillary services

3. The EAC, in its meeting held on 27<sup>th</sup> to 29<sup>th</sup> June, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project '**Proposed Residential Project at Village Gahunje, Tal. - Maval, Dist - Pune, Maharashtra by M/s Sahajanand Hi Tech Constructions Pvt. Ltd.**' under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

#### **PART A – SPECIFIC CONDITIONS:**

##### **I. Construction Phase**

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (v) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vi) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (vii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (viii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (x) Sewage shall be treated in the STP based on Moving Bed Biofilm Reactor (MBBR) Technology with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. Excess treated shall be discharged into Municipal sewer as per CPCB norms.

*adw*

- (xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, Rooftop and surface runoff shall be recharged in ground through 10 rain water recharge pits after filtration as per CGWB guidelines.
- (xii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter (OWC). As proposed, 400 m<sup>2</sup> of space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xiii) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xiv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- (xvi) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xvii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xix) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xx) Approval of the CGWA require before any dewatering for basements.
- (xxi) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- (xxii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxiv) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms. radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an

organization of repute and specializing in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.

- (xxv) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvi) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- (xxvii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - Traffic calming measures
  - Proper design of entry and exit points.
  - Parking norms as per local regulation

## **II. Operational Phase**

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Fresh water requirement from Pawana River after treatment (WTP of 2560 m<sup>3</sup>/day capacity) shall not exceed 1489 m<sup>3</sup>/day.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (v) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (vi) No sewage or untreated effluent water would be discharged through storm water drains.



- (vii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (viii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (ix) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heaters shall be used to meet hot water demand, as far as possible.
- (x) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xi) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed green belt area of 15200 sqm shall be provided.
- (xii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.
- (xiii) The company will draw up and implement a Corporate Social Responsibility plan as per the Company's Act of 2013.

## **PART B - GENERAL CONDITIONS**

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.

- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body 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.
- (xi) 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&CC, 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 sectoral 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.
- (xii) The environmental statement for each financial year ending 31<sup>st</sup> 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&CC by e-mail.



4. This issues with the approval of the Competent Authority.



**(Kushal Vashist)**  
**Director**

**Copy to:**

- 1) The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai.
- 2) The Additional Principal Chief Conservator of Forests, Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3 rd and 4 th floor, Opp. Cine Planet, Sion Circle, Mumbai-400022.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEF&CC Website



**(Kushal Vashist)**  
**Director**

**ANNEXURE – III**  
**STATUS OF PROJECT**

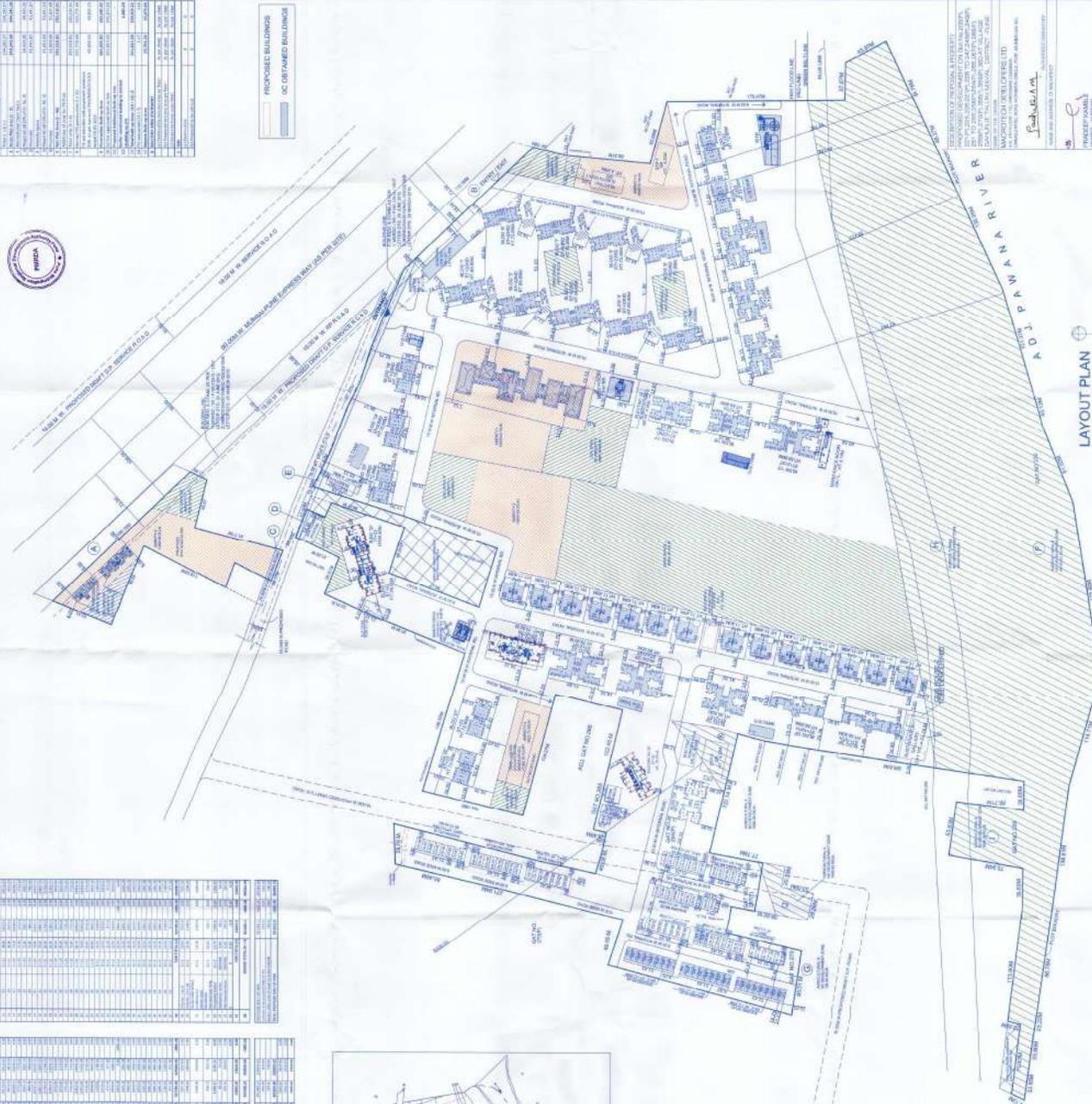
Particulars of Building	Status as on 20 <sup>th</sup> November 2025
Building No - 1,2,3 (S+22)	OC Received.
Building No - 4 (S+22)	OC Received.
Building No - 5	OC Received.
Building No - 6,7,8,9	OC Received.
Building No - 10,11,27,28	OC Received.
Building No - 12,13,14,17	OC Received.
Building No - 15,16	OC Received.
Building No - 21	OC Received.
Building No - 22	OC Received.
Building No - 18,20	OC Received.
Building No - 19	OC Received.
Building No - 23,24	OC Received.
Building No - 25,26	OC Received.
Building No - 29	OC Received.
Building No - 30	OC Received.
Building No - 31	OC Received.
Building No - 32	Under Construction
Villas - 28 Nos (1 to 28)	OC Received.
Town House (86 Nos) (CH -1 to 86)	# 1-29 = OC received # 30-35 = Construction not started # 36-72 = OC received # 73 - 86 = Under Construction
Residential Recreational bldg.	OC Received.
Retail building with shops	OC Received.
Meditation centre	OC Received.
Club House - 2 Nos	OC Received.
Fire Station with Staff quarter Bldg.	OC Received.
Maintenance Room	OC Received.
Society Office	OC Received.



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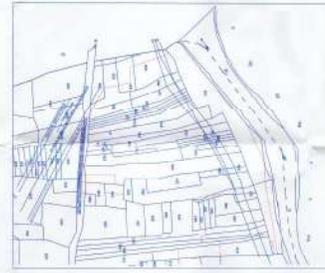


PROPOSED BUILDINGS  
 OR OBTAINED BUILDINGS



LAYOUT PLAN  
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LOCATION PLAN  
 SCALE 1:5000

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Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Remarks
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
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**PHOTOGRAPHS OF STP**



### SEWAGE TREATMENT PLANT

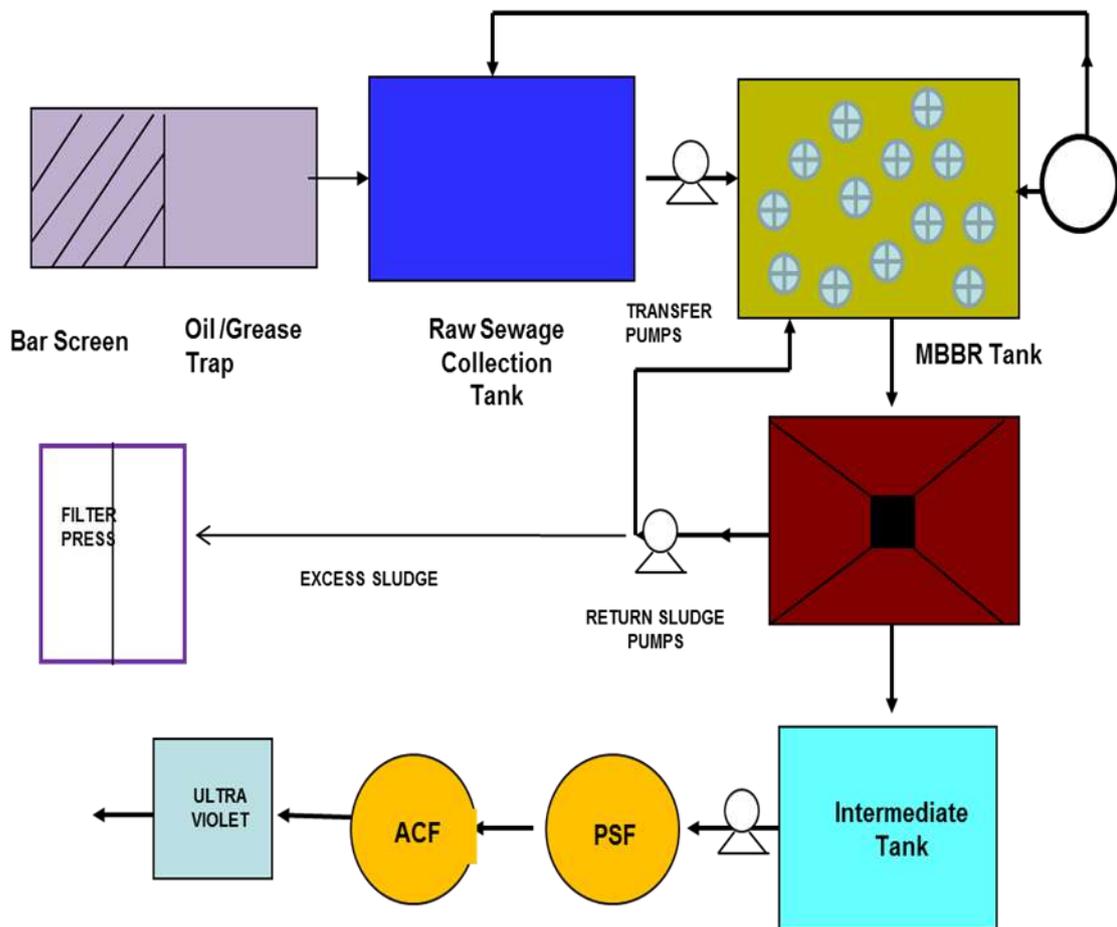
Name of the Unit	Purpose
Bar Screen Chamber	For removing unwanted floating materials
Equalization Tank	To even out the flow variations, and continuous uniform mixing operations with course bubble.
Aeration Tank	Activated Sludge Process For developing the bacterial culture, which stabilizes the waste aerators.
Secondary clarifier/Plate settler	To separate out the solids from the treated sewage, And to separate clear supernatant water, Clarifloculator has been proposed with flash mixer to add coagulant to allow more settlement of fine particles.
Pre- Filtration Tank	To collect the supernatant clear water from the settling tank for further treatment.
Filter Press	A Sludge holding tank has been provided with filter press for dewatering sludge. Sludge cakes shall be used as manure.
Pressure Sand Filter	To filter out minute suspended solids if any in the treated water.
Activated Carbon Filter	To remove color and Odor if any in the filtered water.
Final holding tank	To collect the final treated water from the outlet of Activated carbon filter for reuse

Sewage Generation: 2061 KLD

STP Capacity: 2200 KLD

STP Technology: Moving Bed Biofilm Reactor (MBBR)

### STP Flow Sheet



## WATER BUDGET

### Water Budget

Particulars	Quantity in KLD
Total Water Requirement	2225
Fresh Water Requirement	1489
Gardening	995
Losses (total) & Sludge	185
Sewage Generation	2061
Treated Water	2040
Water Recycled	1731
Excess to Pond	309
% Recycled	84.85

### Water Balance chart

Particulars	No of Flats /rooms /Cars	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/person	Water Demand KLD
				Domestic	Flushing		
Sale Flats	3,157	5	15,785	90	45	135	2,131
Villa & Town house	114	5	570	90	45	135	77
Retail area (ft <sup>2</sup> )	876		13	15	30	45	1
Swimming pool make up	Volume 675 m <sup>3</sup>						17
<b>Total</b>			<b>16,368</b>				<b>2,225</b>
Sewage Generation	<b>90 % of Fresh and 100% of Flushing Water Requirement</b>						<b>2,061</b>
Sludge	<b>1 % of Sewage Generation</b>						21
Recycling for Flushing							
Sale Flats	3,157	5	15,785		45	45	710
Villa & Town house	114	5	570		45	45	26
Retail area (ft <sup>2</sup> )	876	1 person for 70 Sqft	13		30	30	0.4
<b>Total</b>			<b>16,368</b>				<b>736</b>
Landscape		<b>1,99,063 m<sup>2</sup></b>				<b>5 l /m<sup>2</sup></b>	<b>995</b>
Excess Treated Water to Pond							309

**PHOTOGRAPHS OF LANDSCAPE DEVELOPMENT**



## ENVIRONMENTAL MANAGEMENT PLAN DURING CONSTRUCTION PHASE

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
<b>CONSTRUCTION PHASE</b>					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipment's	Impacts are temporary during construction phase. Impacts will be confined to short distances, as coarse particles will settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.
3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labour will be employed to reduce size of labour camps. No perennial surface water resource adjacent to site. No excavation work will be done.

4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris. Waste from labour camps will be collected and composted on site. Non compostable waste will be transported to landfill site. Topsoil will be conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts will be compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

### EMP COST

Component	Capital cost	O & M Cost
	(Rs. In Lakhs)	(Rs. In Lakhs / year)
STP (Tertiary)	350	70
Swimming Pool	500	50
Water Treatment Plant	210	25
Solar System	175	15
Rainwater harvesting	150	15
Solid Waste Composting plant and Inert waste landfill	150	60
Landscape	1120	100
Environmental Monitoring	-	6
Public transportation facilities (Bus)	30	10
Fire mitigation measures	2500	125
Environment Management Cell	-	20
<b>Total Cost</b>	<b>5185</b>	<b>496</b>

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000109256/CE/2303001855

Date: 24/03/2023

To,  
 Sahajanand Hi-Tech Construction Pvt Ltd.,  
 Plot bearing G. No. 205(P), 221(P), 225(P)  
 to 227(P) 228 to 247, 248(P), 249(P), 251  
 to 256, 258(P), 264(P), 265, 267(P),  
 268(P), 269(P), 270, 358(P), 359(P), 360 at  
 Village. Gahunje, Tal. Maval, Dist. Pune.



Your Service is Our Duty

## Sub: Grant of Revalidation of Consent to Establish for Residential Construction project under Red/LSI Category.

- Ref:**
1. Revalidation of Consent to Establish accorded by the Board vide Format 1.0/BO/CAC-Cell/PN-28169-16/CE(Reval)/CAC-8690 dtd.02/07/2016.
  2. Environment Clearance accorded vide F. No. 21-160/2017-IA-III, Gol, MoEF & CC (IA.III Section) dtd. 10/08/2017.
  3. Renewal of Consent to Operate (Part-I) accorded by the Board vide Format 1.0/BO/CAC-Cell/UAN No. 0000037232/CR(part)/CAC-1905000843 dtd. 16/05/2019.
  4. Minutes of Consent Appraisal Committee meeting held on 09/02/2023.

Your application NO. MPCB-CONSENT-0000109256

For: Grant of revalidation 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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.97 Cr. (As per C.A Certificate submitted by industry).**
3. **The Revalidation of Consent to Establish is valid for Residential Construction project named as Sahajanand Hi-Tech Construction Pvt Ltd., Plot bearing G. No. 205(P), 221(P), 225(P) to 227(P) 228 to 247, 248(P), 249(P), 251 to 256, 258(P), 264(P), 265, 267(P), 268(P), 269(P), 270, 358(P), 359(P), 360 at Village. Gahunje, Tal. Maval, Dist. Pune on Total Plot Area of 4,79,992.34 SqMtrs for Construction BUA of 1,37,789.50 SqMtrs out of Total Construction BUA of 5,80,983.22 SqMtrs as per EC granted dated 10/08/2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Revalidation of C to E- dtd. 02/07/2016	543861.00	580983.22
2	C to R (part-I)- dtd 16/05/2019	479992.34	233633.72
3	EC- dtd. 10/08/2017	479992.34	580983.22

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	1435	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1 to S-2	DG Sets of 1500 kVA x 2	02	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio-degradable Waste	600 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	400 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	30 Kg/Day	Drying	Used as Manure.

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	50	Ltr/A	Recycle	Handed over to Auth. reprocessor.

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.  
This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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**Signed by: Dr. Y.B.Sontakke**  
Joint Director(WPC) & InCharge Of CAC-Cell  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
cac-cell@mpcb.gov.in  
2023-03-24 18:52:32 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-10103	02/02/2022	NEFT

**Copy to:**

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



## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 1530 CMD with MBBR technology for the treatment of 1425 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated sewage 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/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1599.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

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

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 to S-2	DG Sets of 1500 kVA x 2	Acoustic Enclosure	30.00	Diesel 200 Ltr/Hr	1	SO2	96 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/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to 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	Revalidation of Consent to Establish	Rs. 25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

\*\* 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 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

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

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

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000161067/CO/2401002604

Date: 24/01/2024

To,  
 Sahajanand Hi-Tech Construction Pvt Ltd.,  
 Plot bearing G. No. 205(P), 221(P), 225(P)  
 to 227(P) 228 to 247, 248(P), 249(P), 251  
 to 256, 258(P), 264(P), 265, 267(P),  
 268(P), 269(P), 270, 358(P), 359(P), 360 at  
 Village. Gahunje, Tal. Maval, Dist. Pune.



## Sub: Grant of Renewal of Consent to Operate (Part-I) for Residential Construction project under Red/LSI Category.

- Ref:**
1. Revalidation of Consent to Establish accorded by the Board vide Format 1.0/BO/CAC-Cell/PN-28169-16/CE(Reval)/CAC-8690 dtd.02/07/2016.
  2. Environment Clearance accorded vide F. No. 21-160/2017-IA-III, Gol, MoEF & CC (IA.III Section) dtd. 10/08/2017.
  3. Renewal of Consent to Operate (Part-I) accorded by the Board vide Format 1.0/BO/CAC-Cell/UAN No. 0000037232/CR(part)/CAC-1905000843 dtd. 16/05/2019.
  4. Minutes of Consent Appraisal Committee meeting held on 16/10/2023.

Your application NO. MPCB-CONSENT-0000161067

For: Grant of Renewal of Consent to Operate (Part-I) under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate (Part-I) is granted up to 31/12/2027.**
2. **The capital investment of the project is Rs.675.64 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate (Part-I) is valid for Residential Construction Project named as Sahajanand Hi-Tech Construction Pvt Ltd., Plot bearing G. No. 205(P), 221(P), 225(P) to 227(P) 228 to 247, 248(P), 249(P), 251 to 256, 258(P), 264(P), 265, 267(P), 268(P), 269(P), 270, 358(P), 359(P), 360 at Village. Gahunje, Tal. Maval, Dist. Pune on Total Plot Area of 4,79,992.34 SqMtrs for Construction BUA of 2,33,633.72 SqMtrs out of Total Construction BUA of 5,80,983.22 SqMtrs as per EC granted dated 10/08/2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 10/08/2017	479992.34	580983.22
2	Revalidation of C to E- dtd. 02/07/2016	543861.00	580983.22
3	Renewal of C to O (Part-I) - dtd. 16/05/2019	479992.34	233633.72

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	720	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1 to S-7	DG Sets of 1360 kVA x 07	07	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio-degradable Waste	1208 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	2709 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	30 Kg/Day	Drying	Used as Manure.

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	200	Ltr/A	Recycle	Handed over to Auth. reprocessor.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.

14. PP shall extend existing BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



*Disnazy*

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Signed by: **Dr.Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-01-24 23:09:25 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	6756400.00	MPCB-DR-17293	15/02/2023	NEFT

**PP has submitted Penal Bank Guarantee of Rs. 7,50,000/- dtd. 18/12/2023, as per Hon'ble High Court's Order.**

**Copy to:**

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



## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 720 CMD with MBBR technology for the treatment of 720 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated sewage 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/ or connected to local body sewer line with water metering system.
- 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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1084.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## SCHEDULE-II

### **Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 to S-7	DG Sets of 1360 kVA x 07	Acoustic Enclosure	7.38	HSD 1980.16 Ltr/Hr	1	SO <sub>2</sub>	950.47 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	Renewal of Consent to Operate (Part-I)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	30/06/2028
2	Renewal of Consent to Operate (Part-I)	Rs. 7,50,000	18/12/2023	Penal BG	15/12/2026	15/12/2026

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

#### BG Forfeiture History

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

#### BG Return details

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

### SCHEDULE-IV

#### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000127722/CO/2403001634

Date: 17/03/2024

To,  
 M/s. Macrotech Developers Ltd,  
 Plot bearing G. No. 205(P), 221(P), 225(P)  
 to 227(P) 228 to 247, 248(P), 249(P), 251  
 to 256, 258(P), 264(P), 265, 267(P),  
 268(P), 269(P), 270, 358(P), 359(P), 360 at  
 Village. Gahunje, Tal. Maval, Dist. Pune.



**Sub: Renewal of Consent to Operate (part-II) with amalgamation of consent to operate(part-III) with change in name for Residential Township construction Project under Red Category**

- Ref:**
1. Revalidation of Consent to Establish with Expansion vide no. Format1.0/BO/CAC-Cell/PN-28169-16/CE(Reval)/CAC-8690 dtd. 02.07.2016
  2. Renewal of Consent to Operate (Part-II) vide no. Format1.0/CACCell/UAN No.000058858/CO-2102001228 dtd. 22.02.2021
  3. Revalidation of Consent to Establish granted vide No Format1.0/CAC-CELL/UAN No.0000109256/CE/2303001855 dtd 24.02.2023
  4. Minutes of 28th Consent Committee Meeting of 2023-24 held on 08.02.2024

Your application NO. MPCB-CONSENT-0000127722

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of Consent to Operate (part-II) with amalgamation of consent to operate(part-III) is granted for period up to 30.06.2025**
2. **The capital investment of the project is Rs.460.91 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for construction project named as M/s. Macrotech Developers Ltd, Plot bearing G. No. 205(P), 221(P), 225(P) to 227(P) 228 to 247, 248(P), 249(P), 251 to 256, 258(P), 264(P), 265, 267(P), 268(P), 269(P), 270, 358(P), 359(P), 360 at Village. Gahunje, Tal. Maval, Dist. Pune. Pune on Total Plot Area of 479992.34 SqMtrs for completed part total construction BUA of 209560 SqMtrs out of Total Construction BUA of 580983.22 SqMtrs as per EC granted dated 10.08.2017 including utilities and services**

<b>Sr.No</b>	<b>Permission Obtained</b>	<b>Plot Area (SqMtr)</b>	<b>BUA (SqMtr)</b>
1	Revalidation of Consent to Establish dtd 02.07.2016	543861.00	580983.22
2	Environmental clearance dtd 10.08.2017	479992.34	580983.22
3	Renewal of Consent to Operate (Part-II) dtd 22.02.2021	479992.34	160000.00
4	Revalidation of Consent to Establish dtd 24.03.2023	479992.34	137789.50

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	750	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:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1 to S-4	DG sets-4 Nos-600 kVA each	04	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Dry Waste	1500 Kg/Day	Sagregation	To Local Body/Authorized Vendor
2	wet waste	780 Kg/Day	OWC and Composting	As Manure
3	STP slude	15 Kg/Day	Dewatering	As Manure

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

11. The Project Proponent shall comply with the Environmental Clearance obtained vide No F.No.21-160/2017-IA-III dtd 10.08.2017 for residential project having total plot area of 479992.34 Sq.Mtrs and total Construction BUA 580983.22 Sq.Mtrs.
12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.
13. This consent is issued without prejudice to outcome of Writ Petition in the Hon'ble High Court of Judicature at Bombay bearing Writ Petition No.1660 of 2023.



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**Signed by: Dr.Avinash Dhakne**  
 Member Secretary  
 For and on behalf of,  
**Maharashtra Pollution Control Board**  
 ms@mpcb.gov.in  
 2024-03-17 11:20:52 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1843640.00	MPCB-DR-9307	20/12/2021	RTGS
2	1843640.00	MPCB-DR-24286	05/02/2024	NEFT

**Copy to:**

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



## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **810 CMD for treatment of domestic effluent of 750 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.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	985.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 to S-4	DG sets-4 Nos-600 kVA each	Acoustic Enclosure	5.00	Diesel 120 Ltr/Hr	1	SO <sub>2</sub>	57.6 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>
-------------------------	---------------	------------------------

- 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:-**

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to R	Rs 25 Lakhs	Existing/Extend	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	Continious	31.10.2025
2	C to R	Rs 7 Lakhs	Existing	Compliance of order passed by Hon'ble High Court of Judicature at Bombay in Writ Petition No.1660 of 2023.	upto Outcome of Writ Petition in the Hon'ble High Court of Judicature at Bombay bearing Writ Petition No.1660 of 2023.	upto Outcome of Writ Petition in the Hon'ble High Court of Judicature at Bombay bearing Writ Petition No.1660 of 2023.

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

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

#### BG Forfeiture History

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

#### BG Return details

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

## **SCHEDULE-IV**

### **General Conditions:**

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

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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This certificate is digitally & electronically signed.

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# Pune - Project

7-2-2018

THE FREE PRESS JOURNAL

[www.freepressjournal.in](http://www.freepressjournal.in) MUMBAI | WEDNESDAY | FEBRUARY 7, 2018

## "Sahajanand Hi Tech Constructions Pvt. Ltd."

Our Residential project at land Plot Bearing G. No. 205(P), 221(P), 225(P), 226(P), 227(P), 228 TO 247, 248(P), 249(P), 251, 252, 253 to 256, 258(P), 264(P), 265, 267(P), 268(P), 269(P), 270, 358(P), 359(P), 360 at village Gahunje, Taluka: Maval, Dist. Pune, Maharashtra was accorded the Expansion of Environmental Clearance from the Ministry of Environment, Forest and Climate Change, Government of India.

The copies of the Environmental clearance letter are available on the web site of Ministry of Environment, Forest and Climate Change Government of India <http://environmentclearance.nic.in>

Pune - Project

6

7-2-2018

४

नवशक्ति

मुंबई, बुधवार, ७ फेब्रुवारी २०१८

“सहजानंद हाय टेक कन्स्ट्रक्शन प्रा. लि.”

आमच्या गट नं. २०५(पार्ट), २२१(पार्ट), २२५(पार्ट), २२६(पार्ट), २२७(पार्ट), २२८ ते २४७, २४८(पार्ट), २४९(पार्ट), २५१, २५२, २५३ते२५६, २५८(पार्ट), २६४(पार्ट), २६५, २६७(पार्ट), २६८(पार्ट), २६९(पार्ट), २७०, ३५८(पार्ट), ३५९(पार्ट), ३६० गाव गहूजे, ता. मावल, जिल्हा. पुणे, महाराष्ट्र. येथील प्रस्तावित रहिवासी प्रकल्पाला पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय भारत सरकार यांच्या कडून विस्तारित पर्यावरण विषयक मंजूरी देण्यात आली आहे.

सदर पर्यावरण विषयक मंजूरीची प्रत पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय भारत सरकार यांच्या <http://environmentclearance.nic.in> या संकेतस्थळावर उपलब्ध आहे.



# Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

### Unique Application Number

MPCB-ENVIRONMENT\_STATEMENT-0000087002

### Submitted Date

28-09-2025

## PART A

### Company Information

#### Company Name

SAHAJANAND HI-TECH CONSTRUCTIONS PRIVATE LIMITED

#### Application UAN number

Format1.0/CAC-CELL/UAN  
No.0000161067/CO/2401002604

#### Address

Project Lodha Belmondo

#### Plot no

205P,221P,225P,226P,227P,228-247,248P,249P,251-  
256,258P,264P,265,267P,268P,269P,270,358P,359P,360

#### Taluka

MAVAL

#### Village

GAHUNJE

#### Capital Investment (In lakhs)

46091

#### Scale

L.S.I

#### City

Pune

#### Pincode

411057

#### Person Name

Sachin Chaugule

#### Designation

Authorized Person

#### Telephone Number

8291648009

#### Fax Number

9819992237

#### Email

sachin.chaugule@lodhagroup.com

#### Region

SRO-Pune II

#### Industry Category

Orange

#### Industry Type

O21 Building and construction  
project more than 20,000 sq. m built  
up area

#### Last Environmental statement submitted online

no

#### Consent Number

Format1.0/CAC-CELL/UAN  
No.0000161067/CO/2401002604 &  
Format1.0/CAC-CELL/UAN  
No.0000109256/CE/2303001855

#### Consent Issue Date

2024-01-24

#### Consent Valid Upto

2027-12-31

#### Establishment Year

1993

#### Date of last environment statement submitted

Sep 20 2024 12:00:00:000AM

#### Industry Category Primary (STC Code) & Secondary (STC Code)

### Product Information

#### Product Name

Not applicable as Residential construction project

#### Consent Quantity

0

#### Actual Quantity

0

#### UOM

MT/A

### By-product Information

#### By Product Name

Not applicable as Residential construction project

#### Consent Quantity

0

#### Actual Quantity

0

#### UOM

MT/A

## Part-B (Water & Raw Material Consumption)

### 1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	1084.00	1084.00
All others	0.00	0.00
<b>Total</b>	<b>1084.00</b>	<b>1084.00</b>

### 2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Sewage	720	720	CMD

### 2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
Not applicable as Residential construction project	0	0	CMD

### 3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Not applicable as Residential construction project	0	0	CMD

### 4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD (DG Sets of 1360 kVA x 07)	17108.6	0.00	MT/A

## Part-C

### Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

#### [A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
Not applicable	0	0	-	10	Within the limit

#### [B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
Not applicable	0	0	-	150	within the limit

## Part-D

### HAZARDOUS WASTES

#### 1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
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5.1 Used or spent oil	0	0	KL/A
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**2) From Pollution Control Facilities**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	MT/A

**Part-E**

**SOLID WASTES**

**1) From Process**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
Biodegradable	419.40	440.92	MT/A
Non-Biodegradable	628.56	988.76	MT/A

**2) From Pollution Control Facilities**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
STP Sludge	10.8	10.95	MT/A

**3) Quantity Recycled or Re-utilized within the unit**

<b>Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	MT/A

**Part-F**

**Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.**

**1) Hazardous Waste**

<b>Type of Hazardous Waste Generated</b>	<b>Qty of Hazardous Waste</b>	<b>UOM</b>	<b>Concentration of Hazardous Waste</b>
5.1 Used or spent oil	0.00	KL/A	Liquid (Disposal- Handed over to authorized reprocessor)

**2) Solid Waste**

<b>Type of Solid Waste Generated</b>	<b>Qty of Solid Waste</b>	<b>UOM</b>	<b>Concentration of Solid Waste</b>
Biodegradable Waste	440.92	MT/A	Solid (Disposal- Used as manure)
Non - Biodegradable Waste	988.76	MT/A	Solid (Disposal- Handed over to authorized vendor)
STP Sludge	10.95	MT/A	Semi-solid (Disposal- Used as manure)

**Part-G**

**Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.**

<b>Description</b>	<b>Reduction in Water Consumption (M3/day)</b>	<b>Reduction in Fuel &amp; Solvent Consumption (KL/day)</b>	<b>Reduction in Raw Material (Kg)</b>	<b>Reduction in Power Consumption (KWH)</b>	<b>Capital Investment(in Lacs)</b>	<b>Reduction in Maintenance(in Lacs)</b>
NA	0	0	0	0	0	0

**Part-H**

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**Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.**

**[A] Investment made during the period of Environmental Statement**

<b><i>Detail of measures for Environmental Protection</i></b>	<b><i>Environmental Protection Measures</i></b>	<b><i>Capital Investment (Lacks)</i></b>
Nil	--	0.00

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**[B] Investment Proposed for next Year**

<b><i>Detail of measures for Environmental Protection</i></b>	<b><i>Environmental Protection Measures</i></b>	<b><i>Capital Investment (Lacks)</i></b>
Nil	--	0.00

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**Part-I**

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**Any other particulars for improving the quality of the environment.**

**Particulars**

Provided STP for wastewater recycling and reuse of treated water for flushing & gardening. Provided OWC for MSW management and use of manure for gardening. Planted native species.

**Name & Designation**

Sachin Chaugule, Authorized Person

**UAN No:**

MPCB-ENVIRONMENT\_STATEMENT-0000087002

**Submitted On:**

28-09-2025