

Date: 1<sup>st</sup> June 2026.

To,  
The Additional Director(s), Regional Office (WCZ),  
Ministry of Environment, Forest & Climate Change,  
Ground floor, East Wing, New Secretariat Building,  
Civil Lines, Nagpur – 440001, Maharashtra

**Sub:** Submission of Six-Monthly Compliance Report for the period of October 2025 to March 2026 for Residential and Commercial Project by M/s. Lodha Developers Limited at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra

**Ref:** Environment Clearance No. EC25B3812MH5503038N dated 8<sup>th</sup> October 2025.  
Transfer Environment Clearance No. EC25B3812MH5744159T dated 23<sup>rd</sup> December 2025.

**Respected Sir,**

With reference to the above subject, we are submitting the six-monthly compliance report for June 2026, providing the point-wise compliance status of the conditions stipulated in the Environment Clearance. EC25B3812MH5503038N dated 8<sup>th</sup> October 2025 and its Transfer No. EC25B3812MH5744159T dated 23<sup>rd</sup> December 2025 for the project at Gat No. 1315 (P), Village Wagholi, Taluka Haveli, District Pune, Maharashtra, by M/s. Lodha Developers Limited, along with all required enclosures and annexures for your review.

This is submitted for your kind consideration and record. Kindly acknowledge the receipt of the same.

For M/s. Lodha Developers Limited,

  
Authorized Signatory



**CC to:**

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

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## PART A

### Current Status of Work (June 26)

**Construction Status :**

Sr.	Status of the Environmental Management Facilities	Status
1.	STP	This is part of project infra work construction has not initiated
2.	OWC	This is part of project infra work construction has not initiated
3.	D.G Set	This is part of project infra work construction has not initiated
4.	Transformer	Completed

Sr.	Wings	Floors	Status of Construction as on Date
1.	Tower 1	G+27 Floors	Site preparation work in progress
2.	Tower 2	G+27 Floors	Site preparation work in progress
3.	Tower 3	G+27 Floors	Site preparation work in progress
4.	Tower 4	G+27 Floors	Site preparation work in progress
5.	Tower 5	G+27 Floors	Not Initiate Yet
6.	Tower 6	G+27 Floors	Not Initiate Yet
7.	Tower 7	G+27 Floors	Not Initiate Yet
8.	Tower 8	G+27 Floors	Not Initiate Yet
9.	Tower 9	G+27 Floors	Not Initiate Yet
10.	Tower 10	G+27 Floors	Not Initiate Yet
11.	Tower 11	G+27 Floors	Not Initiate Yet
12.	Commercial + MLCP + MHADA	Basement + Ground + 1 <sup>st</sup> Floor + P1 to P16 Parking Level + 2 <sup>nd</sup> to 6 <sup>th</sup> Floor	Not Initiate Yet
13.	Club House 1	G + 1 Floor	Not Initiate Yet
14.	Club House 1	G + 1 Floor	Not Initiate Yet

## **PART B**

### **POINT-WISE COMPLIANCE STATUS**

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

**PART B**

**Point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter EC25B3812MH5503038N dated 8th October 2025 and its Transfer No. EC25B3812MH5744159T dated 23rd December 2025 is as follows:**

SR. NO	CONDITIONS	STATUS
<b>PART A - SPECIFIC CONDITIONS</b>		
<b>SEAC CONDITIONS:</b>		
1.	With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt.,08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2)of the Environment (Protection) Act, and the inter-state boundaries.	A copy of the Undertaking for Not falling within CPA SPA is attached as <b><i>Annexure 1.</i></b>
2.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOC from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.	Copy IOD is attached as <b><i>Annexure 2.</i></b> Following NOC's are attached as <b><i>Annexure 3</i></b> – (i) Water NOC (ii) Drainage NOC (iii) Swach NOC.
3.	PP to prepare and implement plan to make proposed project a plastic free zone.	Report is attached as <b><i>Annexure 4</i></b>
4.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on	Undertaking is attached as <b><i>Annexure 5.</i></b>

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
	30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water	
5.	PP and the planning authority shall ensure that, the construction and demolition waste (C&D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.	Undertaking for construction and demolition waste is attached as <i>Annexure 6.</i>
6.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	We will provide charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Undertaking for the same is attached as <i>Annexure 7.</i>
7.	PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.	We are achieving total of 14.40% in renewable energy contribution which includes savings through use of solar PV cells, and solar water heating. Undertaking for the same is attached as <i>Annexure 8.</i>
<b>SEIAA CONDITIONS:</b>		
1.	PP has provided mandatory RG area of 3622.43m <sup>2</sup> on mother earth without any construction, Local planning authority to ensure the compliance of the same.	PP has consented to Condition. Architect Certificate for providing mandatory RG area on mother earth is attached as <i>Annexure 9.</i>
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition. Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water.
3.	PP to achieve at least 5% of total energy requirement from solar/other	PP has consented to Condition.

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
	renewable sources.	
4.	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D.C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	We will provide charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021
5.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-1A II dt.04.01.2019.	PP has consented to condition. The project proponent has taken various measures to comply with the Standard EC conditions.
6.	SEIAA after deliberation decided to grant EC for FSI-1,92,246.84 m2, Non FSI- 1,85,060.26m2, total BUA-3,77,307.10 m2. (Plan approval No. A/6570 dated 25.10.2024) (Restricted as per approval)	Noted & adhered.
<b>PART B - GENERAL CONDITIONS</b>		
<b>A Construction Phase</b>		
(i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Noted & Agreed. The solid waste generated during construction phase is segregated and handed over to authorized dealer for further disposal.
(ii)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted and Obeyed. All construction waste is collected & segregated properly. Most of it is reused for the construction activity.
(iii)	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.	No Hazardous waste material is generated since it is a construction activity.
(iv)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the	Yes, a Regular supply of Drinking water is made available at the site and toilets are provided for workers. Solid waste generated is collected

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
	construction phase should be ensured	separately for dry & wet waste & handed over to an authorized vendor. Please refer the <b>Annexure 14</b> .
(v)	Arrangements shall be made that waste water and storm water do not get mixed.	PP will made arrangement for the waste water and storm water do not get mixed.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Best practices to reduce water demand during construction phase will adopted. We will be used mixed concrete in the construction to reduce water demand.
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water extraction takes place.
(viii)	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No ground water extraction for any purpose during the construction & operation phase of the project. Water requirement in construction phase is being supplied by Tanker Water supplier & water requirement during operation phase will be met through Pune Municipal Corporation.
(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.	Will be complied before the operation phase begins
(x)	The Energy Conservation Building Code shall be strictly adhered to	Noted & Complied. National Building Code measures implemented.
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The topsoil excavated and stored during construction phase will be used for landscape development within the site.
(xii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
(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	Please find attached soil monitoring reports as <b>Annexure 15</b> .

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
	contaminants.	
(xiv)	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of EC	PP has consented to Condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
(xv)	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Diesel power generating sets proposed as source of backup power are of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of DG set stack is as per norms. We shall use low Sulphur diesel.
(xvi)	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.	Vehicles hired for bringing construction material to the site is regularly maintained.
(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	Incremental pollution loads on the ambient air and noise quality are being closely monitored. Please find attached Noise & Air monitoring reports as <b>Annexure 15</b> .
(xviii)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Diesel power generating sets proposed as source of backup power are of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of DG set stack is as per norms. We are using low Sulphur diesel.
(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	Noted & agreed. Regular supervision will be done by our site engineer to take care of the

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
	surroundings.	construction activity & of the surrounding.
<b>General Conditions</b> <b>B Operation Phase:</b>		
(i)	The solid waste generated should be properly collected and segregated. B Wet garbage 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 landfilling after recovering recyclable material.	We will be provided organic waste converter (OWC) facility.
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and adhered.
(iii)	<p>A. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.</p> <p>B. PP to give 100% treatment to sewage/liquid waste and explore the possibility to recycle at least 50% of water, local authority should ensure this</p>	Noted & adhered. STP will provided for waste water treatment. Treated water will used for flushing and gardening.
(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.	Noted and adhered.

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
(v)	Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site and proper disposal of treated water as per environmental norms	Occupancy will not be given unless and until there is sustainable water supply of drinking water & connectivity of the sewer line up to the project.
(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.	There is no traffic congestion near the entry and exit points from the roads.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs)	Noted and will be complied
(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.	Noted and agreed. Green Belt Development was carried out considering CPCB guidelines including selection of plant species and in consultation with the local Landscape consultant.
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment Management cell has been appointed for construction phase and will be appointed for operation phase
(x)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes	Separate funds are allocated for implementation of EMP during construction phase and Operation phase. the fund which is allocated for environmental protection measures will not be diverted for any purpose. Please find attached <b>Annexure 10.</b>
(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.	Advertisement was published in Local News Paper English (Business Standards) & Marathi (Navarashtra) Copy of News Paper Advertisement was attached. Please refer the <b>Annexure 16.</b>

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
(xii)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year	Noted, we are submitting half yearly compliance reports regularly
(xiii)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent	Noted.
(xiv)	The proponent shall upload the status of compliance with 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.	Noted and will be complied
<b>General Conditions</b>		
<b>C General EC Conditions:</b>		
(i)	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted
(ii)	Consent to 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	We have obtained "Consent for Establishment" Format 1.0/CC/UAN No.0000256217/CE/2511000969 dated 14/11/2025 from Maharashtra Pollution Control Board under Air and Water a copy of the same attached as <b>Annexure 13</b> .
(iii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent of it was found that construction of the project has been started without obtaining environmental clearance	Environmental Clearance for the project has been obtained No. EC25B3812MH5503038N dated 8 <sup>th</sup> October 2025 and its Transfer No. EC25B3812MH5744159T dated 23 <sup>rd</sup> December

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
		2025 Please refer to <b>Annexure 11 &amp; 12</b> for the same.
(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	We are submitting six monthly reports along with necessary documents to the respective regional office of MOEF and the MPCB.
(v)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & agreed to comply with.
(vi)	No further expansions 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 measure required, if any	Noted & agreed
(vii)	This environment clearance is issued subject to obtaining NOC from Forestry and 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.	Not Applicable
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted & agreed

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

SR. NO	CONDITIONS	STATUS
5.	This environmental clearance is being issued purely from the environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work a site.	Noted
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.	Noted
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notifications, 2006, amended from time to time.	Noted
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 the rules there under, Hazardous Waste (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
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.	Noted

Thanking you,

Yours Sincerely,

**For M/s. Lodha Developers Limited**

## Undertaking

Date: 29.08.2025

To,  
The Chairman,  
SEIAA, Environment Department,  
Room No 217 (Annex),  
Madam Cama Road, Mantralaya  
Mumbai – 400032

Respected Sir,

With reference to the direction given by Hon'ble National Green Tribunal, central zone Bench, Bhopal in original Application No. 93/2024(CZ) vide order dt., 08.09.2024 We, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited) applied for Fresh Project.

The Proposed Residential project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune is situated entirely outside a 5 km radius of protected area as designated under the Wildlife (Protection) Act, 1972. Additionally, the site is not within any critically or severely polluted areas identified by the CPCB, eco-sensitive zones notified under Section 3(2) of the Environment (Protection) Act, or near any interstate boundaries.

Thanking You,

For, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited)



Authorised Signatory

Enclosed : As above





# Annexure-3-Drainage NOC



कार्यकारी अभियंता कार्यालय  
मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र.: - 1325  
दिनांक :- 21/09/2025

लोढा ग्रुप तर्फे आर्कि.अभिषेक पानसे  
१०२, पियुश अपार्टमेंट, एस एन डी टी रोड  
लॉ कॉलेज रोड, पुणे-४११००४.

यांस.....

विषय : गट नं.१३१५ (पै) वाघोली ता.हवेली, पुणे या मिळकती मधील नियोजित निवासी+कमर्शियल इमारत बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

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

२) लोढा ग्रुप तर्फे आर्कि.अभिषेक पानसे यांचा खात्याकडील प्रस्ताव आ.क्र.४०१८ दि.३०/०७/२०२५.

३) मा.अधिक्षक अभियंता, मलनिःसारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता ठ.क्र.मलनि/EC/२१८/२०२५ दि.२२/०८/२०२५.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनिःसारण देखभाल दुरुस्ती विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र.२ अन्वय लोढा ग्रुप तर्फे आर्कि.अभिषेक पानसे यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत प्रस्तावित लेआऊट, कन्सलटंट रिपोर्ट, सातबारा उतारा इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- १ मिळकतीचे क्षेत्रफळ - ४०४९०.०० चौ.मी.
- २ बिल्टअप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) - १९२२४६.८४ चौ.मी+ १८५०६०.२६ चौ.मी.  
= ३७७३०७.१० चौ.मी.
- ३ इमारतीची संख्या व उंची - इमारती-१४, T1,T2,T3,T4 उंची ७९.३५ मी,  
T5, T8 उंची ८५.६५ मी, T6, T7 उंची ८८.८० मी  
T9,T10,T11 उंची ७९.३५ मी,  
कमर्शियल+एम.एल.सी.पी+म्हाडा-उंची ७५.०० मी,  
क्लब हाऊस २ - उंची-१४.५०, म्हाडा उंची-७५.०० मी.
- ४ निवासी सदनिका - 1BHK सदनिका-११० X प्रती ५ = ५५० X १५०  
ली = ८२८५०० ली = ८२.५० KLD  
2BHK सदनिका-४९६ X प्रती ५ = २४८० X १५०  
ली = ३७२००० ली = ३७२.०० KLD  
3BHK सदनिका-४४० X प्रती ६ = २६४० X १५०  
ली = ३९६००० ली = ३९६.०० KLD  
4BHK सदनिका-१७१ प्रती ७ = ११९७ X १५०  
ली = १७९५५० ली = १७९.५५ KLD
- ५ कमर्शियल एरिया शॉप/ऑफिसेस - कमर्शियल ग्राउंड फ्लोअर ३५८२ चौ.मी/३ = ११९४ मानसे X  
प्रती ४५ ली = ५३७३०ली = ५३.७३ KLD  
१ ला मजला ३६३०.८२ चौ.मी/६ = ६०६ मानसे X प्रती ४५  
ली = २७२७० ली = २७.२७ KLD

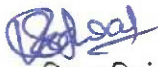
६	मान्य नकाशा प्रत	- -
७	कमेन्समेंट सी.सी.नं. दि.	- -
८	आवश्यक पाणी पुरवठा	- निवासी+कमर्शिअल वापराकरीता ११११.०५ KLD
९	तयार होणारे मैलापाणी	- निवासी+कमर्शिअल वापराकरीता ९९९.९४ KLD
१०	सिवरेज टिंटमेंट प्लांटची आवश्यक क्षमता	- निवासी+कमर्शिअल वापराकरीता ९९९.९४ KLD
११	सिवरेज टिंटमेंट प्लांटची प्रस्तावित क्षमता	- निवासी+कमर्शिअल वापराकरीता १००० KLD
१२	एस.टी.पी डिझाईन ची ड्राईंग व अहवाल	- -
१३	मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे	- लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे.
१४	पाण्याचा पुर्णवापर करण्याच्या उपाययोजना	- गार्डन, फ्लशिंग व इत्यादी
१५	जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	- नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातून एस.टी.पी चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भित्त/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल.

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

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) ३७७३.०७.१० चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये (नाला) बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सच्छिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) ओला व सुक्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुका कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या ओला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कन्ट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) निवासी+कमर्शिअल वापराकरीता १००० KLD प्रति दिन क्षमतेचा सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या स्लजची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.

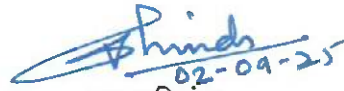
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त प्रक्रियाकेलेले मैलापाणी विल्हेवाट सेंट्रल पोल्युशन कंट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set Mm exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्षा लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकारक राहिल.
- १७) बांधकाम कामगारांकरिता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
- १९) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/दिशाभूल करणारी अढळल्यास प्रस्तुतची एनव्हायरमेंटल क्लियरन्सकरिता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल याची नोंद घ्यावी.
- २०) प्रकल्प उभारणी पूर्वी STP चे डिझाईन व तांत्रिक बाबी तपासून मान्यता मिळालेनंतरच प्रकल्प प्लान्ट उभारणी करणे बंधनकारक राहिल मुख्य प्लॅटचे आर.सी.सी बांधकामामध्ये असावे.
- २१) STP चे महत्वाचे Treatment Unit बेसमेंट मध्ये उभारण्यात/प्रस्तावित करण्यात येवू नये.
- २२) आस्तित्वातील जागेवरील वृक्षांबाबत उद्याण विभागाचे नाहारकत प्रमाण पत्र घेणे आवश्यक आहे.
- २३) विकसक यांचे मार्फत ड्रेनेज लाईन विकसित करणेबाबत सि.नं.१४७४५/२०२५ दि.०८/०८/२०२५ रोजीचे हमीपत्र बंधनकारक राहिल.

तरी गट नं.१३१५ (पै) वाघोली ता.हवेली, पुणे या मिळकती मधील नियोजित इमारत बांधकामासाठी वरील क्र.१ ते २३ या अटींवर इनव्हायरमेंटल क्लियरन्सकरिता ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबंधित विकसकास देणे करिता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/२१८/२०२५ दि.२२/०८/२०२५ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे.



कनिष्ठ अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका





A higher level of self-reliance

Date: 24 July 2025

To,

LODHA DEVELOPERS LIMITED,  
Lodha Excelus, NM Joshi marg, Mahalaxmi, Mumbai-400011

Sub: -Facilitating Solid Waste Management at your Commercial/Residential "**Proposed Residential & Commercial Project**" situated at **Gat No. 1315 (P), Village- Wagholi, Taluka-Haweli, District- Pune, Maharashtra, Pin 412207**

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **1632.00Kg/Day, E Waste 15.00 Kg/day**) from your registered project **Proposed Residential & Commercial Project** situated at Gat No. 1315 (P), Village- Wagholi, Taluka-Haweli, District- Pune, Maharashtra, Pin 412207 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 2198.00 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,



For SWaCH Pune Seva Sahakari Sanstha Maryadit

Date: 24 July 2025

SWaCH Pune Seva Sahakari Sanstha Maryadit is an autonomous cooperative enterprise of waste pickers authorised by Pune Municipal Corporation to provide door-step waste collection service across entire pune city.




3<sup>rd</sup> Floor, Old Tilak Rd Ward Office, Above SBI Bank (Tilak Rd Branch), Pune-411042

(Reg No-PNA(1)GNL/O/1321/07-08)

Helpline - 9765 999 500, E mail: swachcoop@gmail.com, Website: www.swachcoop.com

MSME - UDYAM-MH-26-0019041 Shop Act - 1931000313363292

# Annexure-3-Water Supply NOC

			कार्यकारी अभियंता कार्यालय बंडगार्डन पाणी पुरवठा विभाग पुणे महानगरपालिका जावक क्र:- ४४८ दिनांक:- २०/१२/२५ E-Mail - <a href="mailto:bundgardenws@gmail.com">bundgardenws@gmail.com</a>
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प्रति

मे. मॅक्रोटेक डेवलपर्स लि.तर्फे अभिषेक पानसे  
१०२ पियुष अपार्टमेंट.एस.एन.डी.टी.रोड येरंडवणे.  
पुणे ४११००४

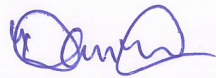
विषय : मौजे वाघोली, ता.हवेली येथील गट क्र. १३१५(पै) वाघोली, पुणे या मिळकतीस पर्यावरण ना- हरकत प्रमाणपत्र मिळणेबाबत.

संदर्भ : मे. मॅक्रोटेक डेवलपर्स लि.तर्फे अभिषेक पानसे यांचे कार्यकारी अभियंता कार्यालय बंडगार्डन पाणी पुरवठा,आ.क्र १०२७ दि ०१/०८/२०२५ रोजीचे पत्र.

संदर्भीय पत्रान्वये नव्याने समाविष्ट २३ गावांपैकी मे. मॅक्रोटेक डेवलपर्स लि.तर्फे अभिषेक पानसे येथील नियोजित बांधकामासाठी पाणीपुरवठा विभागाकडून पर्यावरण ना हरकत दाखला मिळणेबाबत विनंती केली आहे.

सदर प्रकरणी कळविणेत येते की नव्याने समाविष्ट वाघोली या गावामध्ये सद्यस्थितीत पाण्याच्या उपलब्धतेनुसार पुणे म.न.पा. मार्फल फक्त जुन्या ग्रामपंचायत हद्दीत गावठाण भागात पाणीपुरवठा केला जातो. सदर गावामध्ये पाणीपुरवठा करणे साठी टाकी बांधणे व नव्याने पाण्याची लाईन विकसित करणे, पंपिंग यंत्रणा विकसित करणे इत्यादी पायाभूत सुविधा स्वरूपाची कामे अद्यापि पूर्ण झालेली नसल्याने नवीन इमारतींना / प्रकल्पांना पाणीपुरवठा करणेबाबत तसेच पर्यावरण दाखल्यासाठी प्रोव्हिजनल नाहरकत दाखला देणे बाबत कोणतेही अद्याप धोरण निश्चित करण्यात आलेले नाही. तसेच नव्याने समाविष्ट गावामध्ये पर्यावरण दाखला देणे बाबत कोणतेही धोरण निश्चित नसल्याने विषयांकित मिळकतीस पर्यावरण ना हरकत दाखला देता येणार नाही.

मा.स.कळावे.



कनिष्ठ अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका



उप अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

Report on Implementation Plan to Establish a Plastic-Free Zone During the Operation Phase of the our Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune by M/s. Macrotech Developers Limited.

## 1. Executive Summary

This report outlines the implementation plan for creating a plastic-free zone for the Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune by M/s. Macrotech Developers Limited, Our objective is to eliminate the use of single-use plastics, promote sustainable alternatives, and foster eco-friendly practices among staff, vendors, and visitors. The strategy will focus on sustainable design, stakeholder engagement, and the development of plastic-free operational policies.

## 2. Objectives

- To create a plastic-free environment during the operation phase.
- To replace single-use plastics with eco-friendly alternatives such as cloth bags, paper bags, and other sustainable materials.
- To implement effective waste management and recycling policies.
- To engage and educate employees and visitors in adopting sustainable, plastic-free practices.
- To align with local and national environmental regulations and promote eco-friendly practices

## 3. Pre-Implementation Requirements

### 3.1. Regulatory Review

We will conduct a detailed review of applicable environmental regulations, including local guidelines on waste management and plastic reduction, as well as national standards. This review will inform our compliance strategy to ensure the project adheres to all relevant legal and environmental frameworks.

### 3.2. Feasibility Study

We will perform a cost-benefit analysis of plastic-free alternatives such as cloth bags, paper bags, metal utensils, and reusable containers.

## 4. Implementation Strategy

### 4.1. Promotion of Eco-friendly Alternatives:

- Cloth and paper bags will replace plastic bags within the premises.
- Metal or glass water bottles will be provided for common areas, along with water refilling stations to eliminate plastic water bottles.
- In collaboration with local vendors, we will encourage the use of biodegradable packaging for goods delivered to the property.

### 4.2. Stakeholder Engagement and Communication

#### 1. Training for Facility Management:

- We will train our facility management staff on the use of plastic-free cleaning products and sustainable waste management techniques.
- Comprehensive training programs will also be provided to ensure proper waste segregation and reduction of plastic use in their daily operations.

### 4.3. Operational Policies

#### 1. Plastic-Free Operational Policy:

- We will enforce a proposed Residential and Commercial development Project-wide policy banning single-use plastics such as plastic bags, straws, cutlery, and disposable cups



- Reusable or biodegradable alternatives will be mandatory in the cafeteria, retail spaces, and among service providers like laundry or cleaning services.

**2. Waste Segregation and Recycling:**

- Separate waste bins for biodegradable, recyclable, and non-recyclable waste will be installed across all the proposed Residential and Commercial development Project. We will collaborate with local waste management companies to ensure proper disposal and recycling.
- Composting of organic waste will be encouraged among residents, and composting areas will be made available for the proper handling of biodegradable materials.

**4.4. Monitoring and Evaluation**

**1. Setting KPIs:**

- We will define Key Performance Indicators (KPIs) to track the reduction of plastic use, with specific targets (e.g., a 90% reduction in plastic waste within the first three years).
- Regular audits will be conducted to evaluate compliance with plastic-free initiatives and to monitor waste segregation efficiency.

**2. Annual Reviews:**

- We will schedule periodic reviews of our policies and practices to ensure that plastic-free goals are being met and that new opportunities for further reducing plastic use are identified.

**5. Timeline for Implementation**

Phase	Activities	Timeline
<b>Phase 1: Planning</b>	Regulatory review, feasibility studies, design	0–3 months
<b>Phase 2: Stakeholder Engagement</b>	Employee engagement, training	3–6 months
<b>Phase 3: Execution</b>	Policy implementation	6–12 months
<b>Phase 4: Monitoring &amp; Review</b>	KPIs monitoring, audits, performance review	Ongoing

**6. Risks and Mitigation Strategies**

Risk	Impact	Mitigation Strategy
<b>Higher cost of alternatives</b>	Increased initial costs	We will negotiate with suppliers for discounts on bulk eco-friendly products.
<b>Resistance from Employees/staff</b>	Non-compliance with policies	Awareness campaigns and incentives will be used to encourage participation.
<b>Limited availability of alternatives</b>	Delays in material procurement	We will establish relationships with multiple suppliers to ensure availability.
<b>Improper waste segregation</b>	Contamination of waste streams	Staff training and clear waste segregation policies will mitigate this risk.



Lodha Developers Limited (Formerly known as Macrotech Developers Limited)

Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011, India.

Registered Office: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001, India

CIN: L45200MH1995PLC093041 | T: +91 22 6133 4400 | E: investor.relations@lodhagroup.com

[www.lodhagroup.com](http://www.lodhagroup.com)

## 7. Conclusion

The successful implementation of this plastic-free initiative will require a combination of strategic planning, active stakeholder involvement, and continuous policy enforcement. By adopting sustainable practices and eliminating single-use plastics, Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune by M/s. Macrotech Developers Limited will create an environmentally responsible and forward-thinking Commercial infra-Project. Through our commitment to sustainability, this project will serve as a model for future developments in Pune and beyond.



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## Undertaking

Date: 29.08.2025

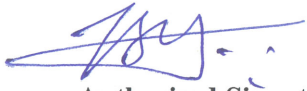
To,  
The Chairman,  
SEIAA, Environment Department,  
Room No 217 (Annex),  
Madam Cama Road, Mantralaya  
Mumbai – 400032

We, **M/s. Macrotech Developers Limited (M/s Lodha Developers Limited)** for Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune. For the aforementioned project, we have submitted proposal for obtaining Environmental Clearance.

We hereby, declare that the water proposed to be used for construction phase will not be drinking water. For proposed construction, we will use recycled water available from nearby STP or tanker water.

Thanking you.

For, **M/s. Macrotech Developers Limited (M/s Lodha Developers Limited)**

  
Authorised Signatory



## Undertaking

Date: 29.08.2025

To,  
The Chairman,  
SEIAA, Environment Department,  
Room No 217 (Annex),  
Madam Cama Road, Mantralaya  
Mumbai – 400032

Respected Sir/Madam,

We, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited) are the developers for our Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune.

We hereby assure that we will collect & treat Construction & Demolition waste as per construction & demolition waste management rules 2016.

Thanking you

For, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited)



Authorised Signatory



## Undertaking

Date : 29/08/2025

To,  
The Chairman,  
SEIAA, Environment Department,  
Room No 217 (Annex),  
Madam Cama Road, Mantralaya  
Mumbai – 400032

This is regarding our Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune by M/s. Macrotech Developers Limited (M/s Lodha Developers Limited).

We hereby certify that we have provided 20% of total parking arrangement with electric charging facility by providing charging points at suitable places in AC/DC combination.

Thanking you,

For, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited)



Authorised Signatory



## Undertaking

Date 29/08/2025

To,  
The Chairman,  
SEIAA, Environment Department,  
Room No 217 (Annex),  
Madam Cama Road, Mantralaya  
Mumbai – 400032

**Subject:** Regarding achievement of minimum 5% of energy saving by using non-conventional energy source.

We, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited) for Proposed Residential and Commercial project at Gat no. 1315(P), Wagholi, Haveli, Dist. Pune. We hereby declare that we are achieving total of 14.40% in renewable energy contributions, which includes savings through use of solar PV cells, Solar Water Heating exceeding the 5% requirement.

Details Attached Below.

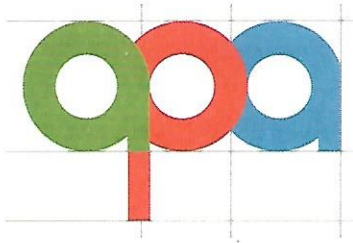
Thanking you

For, M/s. Macrotech Developers Limited (M/s Lodha Developers Limited)



Authorised Signatory





## Annexure 9-Architect Certificate

Ar. Abhishek Panse

9922300786

102, Piyusha Apartment, SNTD Road, Off Law College Road,  
Erandwane, Pune- 411004.

Tel : 020-25467786.

Email : abhishekpansearchitects@gmail.com

Abhishek Panse Architects

### Architect Certificate

Date : 09/09/2025

To,  
The Chairman,  
SEIAA, Environmental Department,  
Room no. 217 (Annex), Madam Cama road,  
Mantralaya, Mumbai-400032

This is regarding the Proposed Residential and Commercial Project on Gat No. 1315 (P) Village- Wagholi, Taluka- Haweli, District- Pune, Maharashtra By M/s. Macrotech Developers Limited, State – Maharashtra.

We hereby certify that the entire mandatory RG area is located on ground as mandated by NGT order dated 13.09.2022 (Appeal no-22/2016 WZ).

This mandatory RG area is kept open to sky and also suitable for plantation of trees.

Sr.	Description	Area in Sq.m
1	Net area of plot	36,224.29
2	Mandatory open space (10%)	3622.43
3	Total open space provided	4396.90
4	Open space on podium	Nil
5	Club House	387.50
6	Swimming Pool	378.00

Open space on ground = Total open space Provided – ( Area of Club house + Area of Swimming Pool)

$$\begin{aligned} &= (4396.90 \text{ Sq.M.}) - (387.50 + 378.00 \text{ Sq.M.}) \\ &= 3631.40 \text{ Sq.m.} \end{aligned}$$

Mandatory open space of 3631.40 Sq.m. is provided on ground.

Your Faithfully,

Abhishek Panse Architects,  
CA/2013/61151



## **PART C**

<b>S.NO.</b>	<b>ANNEXURES</b>
10.	Data Sheet in Format with Part I, Part II -EMP
11.	Copy of Environment Clearance. EC25B3812MH5503038N dated 8 <sup>th</sup> October 2025
12.	Transfer of Environment Clearance No. EC25B3812MH5744159T dated 23 <sup>rd</sup> December 2025
13.	Consent To Establish-date -14.11.2025
14.	Hygienic, Sanitary Measures & Facilities Provided to Construction Workers
15.	Air, Noise, Soil, Stack & Water Monitoring Reports
16.	Copy of Newspaper Advertisement

**Annexure 10-Data Sheet, Part I, Part II-EMP**

Ministry of Environment & Forest  
Western Region, Regional Office, Nagpur.

**DATA SHEET**

Date: 01/06/2026.

1.	<b>Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)</b>	:	Proposed Residential and Commercial Project
2.	<b>Name of the project</b>	:	Proposed Residential and Commercial Project by M/s. Macrotech Developers Limited
3.	<b>Clearance letter ( s ) / OM No. and Date</b>	:	<ul style="list-style-type: none"> <li>• Environment Clearance. EC25B3812MH5503038N dated 8th October 2025</li> <li>• Transfer No. EC25B3812MH5744159T dated 23rd December 2025</li> </ul>
4.	<b>Location</b>	:	
	a.	<b>District ( S )</b>	Pune
	b.	<b>State ( s )</b>	Maharashtra
	c.	<b>Latitude/ Longitude</b>	18° 33' 59.55" N 73° 58' 7.79" E
5.	<b>Address for correspondence</b>	:	
	a.	<b>Address of Concerned Project Chief Engineer ( with pin code &amp; Telephone / telex / fax numbers</b>	Mr. Rupesh Kadam Lodha Excelus,NM Joshi Marg,Mahalaxmi,Mumbai-400011.
6.	<b>Salient features</b>	:	
	a.	<b>of the project</b>	PART –I
	b.	<b>of the environmental management plans</b>	PART –II
7.	<b>Breakup of the project area</b>	:	
	a.	<b>submergence area forest &amp; non-forest</b>	Not applicable
	b.	<b>Others</b>	PART –I
8.	<b>Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units &amp; agricultural Land &amp; landless labourers/artisan</b>	:	Not Applicable.
	a.	<b>SC, ST/Adivasis</b>	Not Applicable
	b.	<b>Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out</b>	Not Applicable

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

		Or only provisional figures, if a Survey is carried out give details And years of survey)		
<b>9.</b>	<b>Financial details</b>		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:		
	1.	Total Cost of the Project	:	Rs.481.23 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	PART –III
	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.	:	Yes
	e.	Actual expenditure incurred on the project so far	:	PART III
	f.	Actual expenditure incurred on the environmental management plans so far		PART III
<b>10.</b>	<b>Forest land requirement</b>		:	Not Applicable
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
<b>11.</b>	<b>The status of clear felling in non-forest areas (such as submergence area of reservoir,</b>		:	Not Applicable
<b>12.</b>	<b>Status of construction</b>		:	Please refer to Part A for Construction Status
	a.	Date of commencement ( Actual and/or planned )	:	29-10-2025
	b.	Date of completion ( Actual and/or planned )	:	1-11-2030
<b>13.</b>	<b>Reasons for the delay if the Project is yet to start</b>		:	-
<b>14</b>	<b>Dates of site visits</b>		:	

Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited

	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	:	-
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 )	:	Not Applicable

**PART I**

**PROJECT DETAILS**

<b>Name &amp; Location</b>	:	Proposed Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s.Lodha Developers Limited.
<b>Total no. of workers to be employed during the construction phase.</b>	:	122 Nos.
<b>Total Project cost</b>	:	Rs.481.23 Cr.
<b>Project infrastructure</b>	:	M/s.Lodha Developers Limited. Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra
	:	Total Plot Area: 40,490 sq.m Total Construction Area: 3,77,307.10 sq.m
<b>Water Requirement and Sources</b>	:	<b>During Construction Phase -</b> From Tankers /PMC : 20 m <sup>3</sup> /day (depending upon the activity) <b>During Operational Phase -</b> From PMC: 594 m <sup>3</sup> / day Recycled water-335 m <sup>3</sup> / day
<b>Sewage generated</b>	:	Building : 787 KLD
<b>Power</b>	:	<b>During Construction Phase -</b> 1. From MSEDCL: 116.54 KW <b>Operational Phase -</b> From MSEDCL - <ul style="list-style-type: none"> <li>• Connected Load - 16316 KW</li> <li>• Demand Load – 10003 kVA</li> </ul> D.G Set of Capacity-1000 kVAX3 Nos. & 625 kVA X 2 Nos. (In case of power failure for critical load only)
<b>Gaseous emissions</b>	:	Pollutants like SPM, SO <sub>2</sub> may arise from emissions from DG Sets will be connected to an appropriately designed vent.
<b>Solid waste from : Construction Phase - Garbage: Operation Phase -</b> 1. Dry 2. Wet 3.STP Sludge 4. E-Waste	:	30 kg /day.  <b>Commercial</b> 1632 kg / day 2198 kg / day 119 kg / day 6.24 kg/day

**EXECUTABLE ENVIRONMENTAL  
MANAGEMENT PLAN**

**For**

**Proposed Residential and Commercial Project on  
GAT No. 1315 (P), Village- Wagholi, Taluka-  
Haweli, District- Pune, Maharashtra  
by M/s. Macrotech Developers Limited**

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<b>1.</b>	<b>Introduction</b>
<b>2.</b>	<b>Purpose of EMP</b>
<b>3.</b>	<b>Structure of the EMP</b>
<input type="checkbox"/>	Activities already executed
<input type="checkbox"/>	Impacts during Construction Phase
<input type="checkbox"/>	Impacts during Operation Phase
iii.	Mitigation measures of the impacts during Construction Phase
iv.	Mitigation measures of the impacts during Operation Phase
v.	Safety Measures, Emergency Procedures and Disaster Management
<b>4.</b>	<b>Environmental Monitoring Cell</b>
i.	Environmental Monitoring Cell – Construction Phase
ii	Environmental Monitoring Cell – Operation Phase
<b>5.</b>	<b>Environmental Monitoring Plan</b>
i.	Environmental Monitoring Plan – Construction Phase
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iii.	Environment Management Plan costing
<b>6.</b>	<b>EMP - Construction Phase</b>
i.	Environmental Monitoring Plan Costs
ii.	Environmental Management Plan Costs
<b>7.</b>	<b>EMP – Operation Phase</b>
i.	Environmental Monitoring Plan Costs
ii.	Environmental Management Plan Costs

## ENVIRONMENTAL MANAGEMENT PLAN:

### Introduction:

Proposed Residential and Commercial Project is on GAT No. 1315 (P), Village-Wagholi, Taluka-Haweli, District- Pune, Maharashtra.

Project comprises following buildings:

### Building Configuration

Building Name	Building Configuration	Height (m)
Tower 1	G+27	88.80
Tower 2	G+27	88.80
Tower 3	G+27	88.80
Tower 4	G+27	88.80
Tower 5	G+27	88.80
Tower 6	G+27	88.80
Tower 7	G+27	88.80
Tower 8	G+27	88.80
Tower 9	G+27	88.80
Tower 10	G+27	88.80
Tower 11	G+27	88.80
Commercial + MLCP+ MHADA	Basement + Ground + 1st Floor + P1 to P16 Parking level + 2nd to 6th Floor	75.00
Club House 1	G+1 Fl	10.00
Club House 2	G+2 Fl	14.50

**Building consists of:** Tenements - Residential- 1221, Commercial -30, MHADA – 110

**Construction Status** -No construction activity on project site.

### 2. PURPOSE OF EMP:

In order to undertake the proposed residential development, an environmental assessment has been done based on Form 1, & Form 1 A. This assessment shows that; a minor negative impact could be generated mainly during the construction phase. This impact may occur due to excavation activity, transportation activities. These aspects may have impacts in terms of dust issues, noise issues etc.

This Environmental Management Plan (EMP) provides mitigation measures in order to minimize or to eliminate the probable minor impacts occurring due to the above-mentioned activities during the

life cycle of the project. This plan shall identify best possible methods in order to mitigate the impacts. The EMP provides rational and pragmatic environmental solutions to:

- Minimize the impacts on the environment;
- Prevent or minimize all forms of pollution;
- Soil Erosion Control and enhancement of local landscape;
- Comply with all applicable regulations and standards for the protection of the environment;
- Adopt the best practices to prevent or minimize adverse environmental impacts;
- Develop & adopt waste management practices based on waste hierarchy;
- Describe all monitoring procedures required to identify impacts on the environment; and
- Create awareness amongst the employees and contractors with regard to environment protection.

### 3. STRUCTURE OF THE EMP:

Based on the baseline data collected on various environmental parameters and with the prediction of impacts, an impact statement has been prepared. The environmental components taken into considerations during the study include air quality, water quality, soil, land use, ecology, and demographic parameters. The EMP has been prepared for both construction and operational phases. The management action plan aims at controlling pollution at source level to the possible extent with the best available technology followed by treatment measures before they are discharged to the environment.

### ACTIVITIES ALREADY EXECUTED:

Sr. No .	Activities creating impacts	Impacts due to Activities	Mitigation Measures to Reduce/ Minimize/ Stop the Impacts
1	Impacts due to Site Clearing activities	1. Removal/ transplantation of existing trees coming into building footprint & proposed roads. Removal of existing structure (God owns) from site. 2. Increase in soil erosion & dust generation 3. Habitat threats to local birds. 4. Reduced ground water recharge 5. Increase in noise generation. 6. Change in natural topography &	1. Minimize the need for cutting of trees & damage to the native vegetation. 2. Debris generated will be segregated into different categories and will be reused on site for back filling, road leveling. Remaining debris will be handed over and reused by go down owner. 3. Vegetate the unused area by growing temporary ground cover plants or flower beds. 4. Construction and maintenance of access roads to avoid the damage to existing trees.

		drainage pattern.	<p>5. During protection of the existing trees: avoid damage to tree routes; do not use trees for support, provision of tree guards and regular watering.</p> <p>6. Provision of Soil erosion &amp; sedimentation control measures.</p> <p>7. Monitoring of the vegetation cleared in terms of area, species and numbers of trees.</p> <p>8. Provision of temporary bird baths and nuts to attract the local birds displaced due to vegetation removal.</p>
2	Impacts due to excavation & foundation activities	<p>1. Removal of substantial quantity of soil and rock.</p> <p>2.Noise generation</p> <p>3.Dust generation</p> <p>4. Unorganized site</p>	<p>1. The need for excavation will be minimized considering the building design.</p> <p>2. Site clearing process will be phased out to only areas that need excavation initially; this will reduce the dust emission from currently unused areas.</p> <p>3.Water sprinkling will be done frequently to reduce local dust emissions</p> <p>4. Site barricading to avoid noise penetration into the neighboring sites.</p> <p>5.Silencer/dampers will be attached to the equipment to reduce noise from the equipment to surrounding areas</p> <p>6. No excavation/foundation activities during night time will be followed.</p> <p>7. Excavation will be carried out in such a manner that it will not reduce slope stability.</p> <p>8. The top soil will be used for landscaping and construction debris will be used for leveling activities on site.</p> <p>9. Excavation activities will be avoided on windy days to reduce dust emissions.</p> <p>10. Excavated material &amp; topsoil shall be stored properly to prevent the excavated soil from spilling out of the site boundaries on to adjoining roads and properties. This will also reduce land, air &amp; water pollution.</p> <p>11. Sprinkling of water to suppress the dust generated.</p> <p>12. Re-vegetation of possible disturbed areas as soon as possible.</p>
3	Impacts during to sub structure construction	<p>1.Increase in hard scape area</p> <p>2.Reduced ground water recharge</p> <p>3.Resource extraction</p> <p>4.Heat Island Effect</p> <p>5.Increase in noise &amp; air pollution</p> <p>6. Disturbance to the neighboring plots &amp; end users.</p> <p>7.Health &amp; safety hazards</p>	<p>1. Concrete mix with fly ash content will be used for structural works in PPC that will ensure reduction of water consumption by 5-10%. The project shall use RMC (Ready Mix Concrete), thereby avoiding any wastage during site mixing.</p> <p>2. Gunny bags and pounding will be used for moist curing to prevent evaporation of</p>

	<p>8. Construction waste generating</p> <p>9. Increase in land pollution</p> <p>10. Soil erosion</p> <p>11. Alteration of natural drainage pattern</p>	<p>moisture content of the concrete mix. Frequent curing will be done for columns and walls; this will save water consumption, reduce wastage of water and to reduce the heat gain of the site.</p> <p>3. Chemical admixtures will be used for accelerating time required for curing; water reducing admixtures will reduce water content for the concrete mix by about 5-10% and ensure more consistent setting time and higher strength.</p> <p>4. For dust suppression activity, water spraying/sprinkling will be encouraged over pouring.</p> <p>5. In order to wash the tires on heavy vehicles, trough type arrangement shall be undertaken as against manual washing.</p> <p>6. Trees or green beds will be developed in the area of proposed landscape space so that it will help to recharge the ground water during monsoon season.</p> <p>7. The project shall use fly ash in the building structure, walling masonry as well as plasters and mortars.</p> <p>8. The project shall use building materials with recycled content and lightweight materials to reduce the embodied energy and the time of construction.</p> <p>9. Site barricading will be done with GI sheets.</p> <p>10. The National Building Code 2005 shall be followed to provide labor health and safety conditions for the project.</p> <p>For more details please find attached Safety, Health and environment Policy.</p>
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**Description of significant impacts DURING CONSTRUCTION PHASE:**

Sr. No	Activities creating impacts	Impacts due to Activities
1	Impacts due to Labor colony	<p>1. Land pollution</p> <p>2. Water pollution</p> <p>4. Unhygienic conditions</p> <p>5. Mismanaged solid waste generated within the camp</p> <p>6. Hazards to biodiversity due to colonies</p> <p>7. Resources depletion</p> <p>8. Safety hazards</p>
2	Impacts due to construction vehicle Traffic	<p>1. Dust generation</p> <p>2. Air pollution</p> <p>3. Generation of noise &amp; vibrations</p>

		4. Fuel leakage 5. Local area traffic congestion
3	Impacts due to Material storage and movement	1. Land Pollution 2. Air Pollution 3. Resource wastage 4. Ground water pollution 5. Mismanagement of construction debris
4	Impacts during Monsoon	1. Water & Ground water pollution 2. Land pollution 3. Health hazards 4. wastage of materials
5	Impacts due to Solid Waste generation	1. Land pollution 2. Water pollution 3. Health hazards due to unhygienic conditions

**Description of significant impacts during POST CONSTRUCTION PHASE:**

Sr. No.	Activities creating impacts	Impacts due to Activities
1	Impact due to Increased Traffic Movement	1. Air pollution 2. Noise pollution 3. Traffic congestion 4. Land pollution due to fuel leakage
2	Impacts due to Solid Waste generation	1. Land pollution 2. Water pollution 3. Health hazards due to unhygienic conditions 4. Damage to the proposed landscape area
3	Impact due to rainwater discharges	1. Water Pollution 2. Flooding conditions 3. Unhygienic conditions 4. Damage to the proposed landscape area
4	Impact due to Water Consumption	1. Fresh water depletion 2. Sewage generation & disposal problems 3. Unhygienic conditions
5	Impact due to Energy Consumption	1. Wastage of energy 2. Safety hazards 3. Indirect impact on climate due to CO2 emissions
6	Impacts due to Cleaning & repairing activities	1. Land Pollution 2. Air Pollution 3. Resource wastage 4. Ground water pollution 5. Damage to the proposed landscape area

**MITIGATION MEASURES FOR THE SIGNIFICANT IMPACTS (During Construction Phase):**

Sr. No	Activities	Mitigation Measures to Reduce/ Minimize/ Stop the Impacts
1	Mitigation of Impacts due to Labor colony	<ol style="list-style-type: none"> <li>1. Appropriate temporary housing structures for the laborers will be constructed.</li> <li>2. Provision of proper drinking water &amp; and toilet facilities. 1 toilet will be provided for every 10 workers.</li> <li>3. Provision of enough dustbins to collect the dry &amp; wet waste.</li> <li>4. Unauthorized felling of trees in the nearby undeveloped areas and within site by construction workers for their fuel needs shall be strictly avoided.</li> <li>5. Daycare and education of construction workers children shall be arranged.</li> <li>6. Labors will be trained for solid waste disposal, usage of water &amp; toilet facilities, health care practices. This will help to avoid/ land and water pollution and avoid unhygienic conditions.</li> <li>7. Labors will be provided with safety equipment's to prevent the accidental hazards.</li> <li>8. Regular health checkup camps, pest control programs, safety training's shall be held to avoid unhygienic and mismanagement conditions in labor colony.</li> </ol>
2	Mitigation of Impacts due to construction vehicle Traffic	<ol style="list-style-type: none"> <li>1. Construction and maintenance of access roads and site roads to cater the easy movement of vehicles.</li> <li>2. Regular Tire washing of the vehicles at the site entrance to suppress the dust generation.</li> <li>3. Only PUC holding &amp; registered vehicles will be permitted within the site premises.</li> <li>4. The vehicle owners will be advised for regular check-ups and maintenance of their vehicles to avoid fuel emission and fuel leakage.</li> <li>5. Vehicle loading and unloading shall be done during day time only. These activities shall be strictly prohibited during night hours.</li> </ol>
3	Mitigation of Impacts due to Material storage and movement	<ol style="list-style-type: none"> <li>1. Site Logistics plan will be prepared to define the material storage areas, vehicular movement, construction debris storage, labor camp location, and water &amp; toilet facilities location.</li> <li>2. Construction materials such as fly ash, cement bags will be stored in shade to avoid air pollution.</li> <li>3. Aggregates, sand, bricks etc. shall be surrounded by sand bags to avoid the wastage.</li> <li>4. Diesel will be stored on structure above ground to avoid soil pollution.</li> </ol>
4	Mitigation of Impacts during Monsoon	<ol style="list-style-type: none"> <li>1. Trenches and sedimentation basins shall be constructed around the project boundary and at lowest point to collect the storm water during monsoon and to reduce the soil erosion.</li> <li>2. Trenches will be dug around the material storage areas to avoid the polluted runoff to mix into other water</li> </ol>

		streams and into the site earth. 3. Regular pest control and repairing of water fixtures to avoid unhygienic conditions. 4. Materials will be stored in shade and above ground structure to avoid ground water, land & water pollution.
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**MITIGATION MEASURES FOR THE SIGNIFICANT IMPACTS (During Post Construction Phase):**

Sr. No.	Activities	Mitigation Measures to Reduce/ Minimize/ Stop the Impacts
1	Mitigation of Impact due to Increased Traffic Movement	1. Site will be provided with entry & exit points and driveways for easy movement of vehicles. 2. Sign boards at driveways and at parking areas will be installed. 3. Future end users will be advised not to blow horn within site premises. 4. End users will be advised to check & repair their vehicles time to time.
2	Mitigation of Impacts due to Solid Waste generation	1. Separate dustbins for collection of wet & dry waste will be provided to each individual flats to manage solid waste generated. 2. Separate waste bins will be provided in common area to collect wet, dry (separate for plastic, paper, glass & metal waste), e-waste & battery wastes. 3. 100% wet waste will be treated through the onsite OWC treatment. 4. Future end users will be trained to dispose the waste into the specified bins. 5. OWC will be installed to treat the wet waste from residential buildings.
3	Mitigation of Impacts due to rainwater discharges	1. Rain water & storm water management plan will be incorporated with required number of recharge pits. 2. Construction of oil and water separation facility for RWH & SWM systems will be providing.
4	Mitigation of Impacts due to Water Consumption	1. Effective collection & treatment of active liquid sewage from residential buildings will be treated through the onsite Sewage Treatment Plant based on Root zone technology. 2. Treated waste water from STP will be used for irrigation of plantation/ green belt, for flushing. This will reduce the demand for fresh water. 3. Regular monitoring of the levels of conventional pollutants in liquid discharges as per CPCB requirements will be done. 4. Drip Irrigation and Micro-Sprinklers shall be used by the project for irrigating the landscaped that shall be developed on site. 5. The project commits that it would use only low flow and low flush – water saving plumbing fixtures, automatic level controllers at water tanks to

		reduce/optimize the demand side of water resource. This would also optimize the chain of environmental infrastructure to be set up on the site.
5	Mitigation of Impacts due to Energy Consumption	<ol style="list-style-type: none"> <li>1. The project proposes to install Solar hot water and street light.</li> <li>2. Thick tree plantation is proposed along the periphery of the site ensuring adequate buffer and reducing heat gain by the building so that the buildings will remain naturally.</li> <li>3. The project design will use high energy performing building materials which would have low U value (Thermal Conductance) as compared to the conventional materials. The external wall of building would use fly ash blocks, which will have mandatory SHGC as required by ECBC.</li> <li>4. All the apartments will be provided with terraces and balconies towards east and west sides that entail external shading for the building façade and windows mitigating summer heat gain. The staggered outline of the high rise blocks will allow solar shading and wind movement.</li> <li>5. The site planning will be done such that none of the building blocks will hinder light access to other buildings</li> <li>Wastage of energy</li> <li>6. Internal and external lighting design will be provided as required by ECBC which will have Lighting Power Density as per space requirements. The project would provide 20% lower LPD than as specified in ECBC, to achieve energy saving, while providing the require illumination levels, by using high efficacy lighting.</li> <li>7. All external lighting and common area lighting (passage, lobby) would have automatic controls/sensors/timers to further reduce energy consumption by lighting.</li> <li>8. The residential units in the project are extensively naturally ventilated while residential tenants shall be encouraged to use air conditioning systems with minimum BEE 3-star rated split system.</li> <li>9. The project will use pumps, motors and transformers with minimum losses and as per the ECBC 2007 requirements.</li> <li>10. The project will use energy efficient elevators that would reduce the energy consumption of the project, having facility of group controls, audio assistance, Braille control panel and variable frequency drive.</li> </ol>
6	Impacts due to Cleaning & repairing activities	<ol style="list-style-type: none"> <li>1. Future end users and Cleaning AMC shall be encouraged to: <ol style="list-style-type: none"> <li>1. Choose non-toxic, biodegradable substitutes for household cleaning agents;</li> <li>2. Reduce the use of non-renewable resources;</li> <li>3. Avoid products with potentially harmful ingredients</li> </ol> </li> </ol>

		<p>such as sponges with antibacterial ingredients;</p> <p>4. Conserve water, sweep instead of wet mop when possible;</p> <p>5. Use biodegradable drain clog removers made with natural enzymes. They accomplish the intended goal without polluting the air in your home and the water on the other side of the drain.</p> <p>6. Don't pour hazardous chemicals through the sink or the drain;</p> <p>7. Don't use chlorine based bleach for cleaning</p> <p>7. The regular monitoring &amp; repairing of the equipment's such as STP, OWC, DG sets etc to avoid the sudden failure.</p> <p>8. Cleaning of building premises, parking areas, common areas and clubhouse shall be done on regular basis.</p>
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**SAFETY MEASURES, EMERGENCY PROCEDURES AND DISASTER MANAGEMENT:**

During Construction:

1. Action Plan for Health & Safety on Site:

The main purpose of this is to provide minimum level of sanitation/safety facilities for construction workers. It includes health & safety of labors during construction. The project hereby commits that the health, safety and well-being measures for on-site construction labors shall be provided by the developer.

The National Building Code 2016 shall be followed to provide labor health and safety conditions for the project.

Health and well-being:

- Proper temporary structures with ventilation and daylight shall be set up for the residential labor.
- 1 toilet for every 10 labors shall be set up. At peak time considering around 150 nos. labor working on site 15 toilets shall be set up on the site.
- The temporary structures for labor shall be neatly leveled and the labor shall be instructed to maintain the same.
- The work shall not be done during the night time, hence only security lighting shall be provided near the labor camp and on the site.
- The developer shall undertake regular health camps, checkups and general awareness activities for the construction labor.
- The developer will run the crèche for the labor children's.
- Water requirement for workers of around 6.75 KLD is envisaged for the labor camp – for the domestic use by residential workers. This shall be supplied using private water tankers. Clean drinking water shall be provided to the labor on site, with the quality of water as recommended by the IS Codes.
- The Sewage generated on site shall be treated by modular STP. Also the solid waste that shall be generated on site shall be segregated properly. This responsibility shall be given

to designated group of workers on site. The waste from the labor camps shall be managed through solid waste management system.

#### Safety at Work:

The developer shall ensure stringent implementation by the contractor's and sub-contractor on site with regards to the workers safety on site. The following points shall be addressed by the project –

- Gear & Clothing: Hard helmets, gloves, gum or hard boots, clothing that fits properly (not using loose clothes or clothes that would increase chances of accidents), jackets, masks and goggles (as applicable) shall be used by the labor on site.
- Equipment and Tools: The heavy machinery, lifts, hoists etc shall be maintained properly on site. The developer shall ensure that the contractor has a regular maintenance protocol for such equipment's. Beyond 4 floors, proper safety nets and harness shall be provided along with appropriate walking boards and stable formwork. Electrical equipment's shall be used carefully with proper earthing, to avoid accidents due to any electrical shocks. Safety belts and ropes shall be used by the labors at difficult locations on site. It shall be ensured that the ropes are in condition, before they are put to use. The developer shall ensure that the contractor has imparted training to the workforce explaining the use and significance of using the above-mentioned measures on site & that it is in benefit of all the workers on site to use safety equipment's. The site engineer shall ensure the implementation of this credit.
- Signage: Safety, No smoking, Use of safety equipment signage shall be installed at various locations on site, to keep reminding everyone on site to use proper safety gears and procedures on site.

#### 2. Action Plan for Emergency Procedures & Disaster Preparedness:

The emergency plan will be prepared which will include the following points for the Benefits of the workers:

1. The site shall install portable fire extinguishers, sand buckets etc on site, in case of fire emergency.
2. The workforce shall also be trained to gather at a safe assembly point within the site that shall be designated, in case of any emergencies on site.
3. The labor camp and site office shall have a board with contacts and phone nos. of the emergency services such as ambulance, Police stations, fire safety department, hospitals, Ngos etc. and chief contractors, in case they need to be called during an emergency. The boards will be displayed in local area languages
4. First Aid kit will be made available on the site office for preliminary treatment.
5. Labor trainings by experts will be conducted on site time to time to avoid the accidental hazards.

#### **POST CONSTRUCTION:**

Action plan for Maintaining Safety related Infrastructure and Disaster Preparedness:

- Signage: Safety, No smoking, Use of safety equipment signage shall be installed at various locations on site, to keep reminding everyone on site to use proper safety gears and procedures on site.
- First Aid kit will be made available on the site office for preliminary treatment.
- The site office shall have a board with contacts and phone nos. of the emergency services such as ambulance, Police stations, fire safety department, hospitals, NGOs etc. and chief contractors, in case they need to be called during an emergency.

- The equipment's like STP, OWC, DG sets, Recharge pits etc. shall be regularly checked by the society team to avoid accidental failure.
- Future residents will be trained for preliminary hazards and action against the same.

Accountability Matrix of Staff and Agencies for EMP:

Sr. No.	Action against impacts/Mitigation Measures	Responsibility	Phase of Responsibility
1	1. Tree preservation/transplantation 2. Soil erosion control measures 3. Development of proposed landscape area	Landscape consultant Site Engineer Society Chairman	During Construction  Post occupancy
2	1. Water sprinkling to reduce local dust emissions 2. Site barricading to avoid noise penetration into the neighboring sites. 3. Schedule for site activities, material loading unloading & vehicular movement 4. Reuse of topsoil for landscaping 5. Material Storage	Site Engineer	During Construction
3	1. Selection of Eco friendly building material & RMC (Ready Mix Concrete) 2. Gunny bags and pounding for moist curing 3. Selection of Chemical admixtures. 4. In order to wash the tires on heavy vehicles, trough type arrangement as against manual washing. 5. The National Building Code 2005 provisions for labor health and safety conditions for the project.	Site Engineer	During Construction
4	1. Appropriate temporary housing structures for the laborers will be constructed. 2. Provision of proper drinking water & and toilet facilities for workers. 3. Provision of enough dustbins to collect the dry & wet waste. 4. Daycare and education of construction workers children shall be arranged. 5. Labors training for solid waste disposal, usage of water & toilet facilities, health care practices. 6. Provision of safety equipment's 7. Regular health checkup camps, pest	Site Engineer Developer Appointed Agencies/NGOs	During Construction

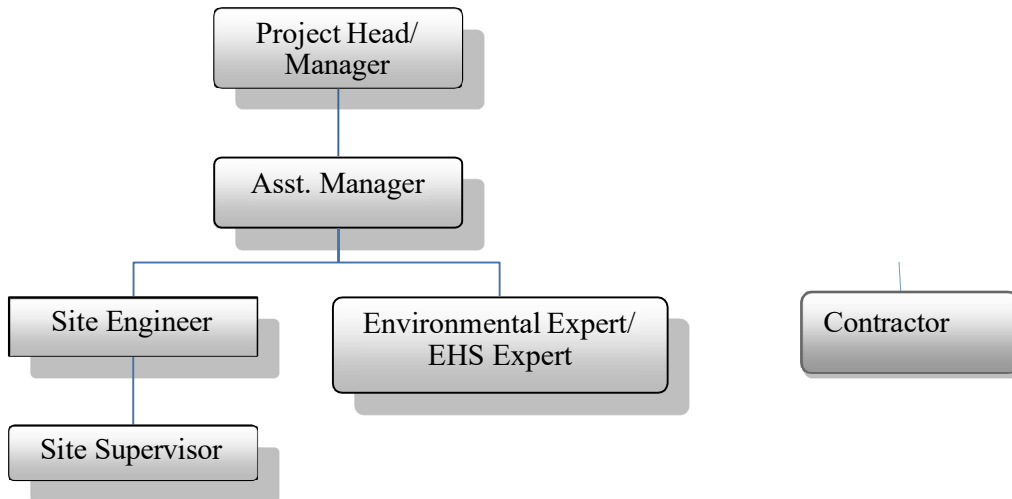
	control programs, safety training's		
5	1. Construction and maintenance of access roads and site roads 2. Only PUC holding & registered vehicles will be permitted within the site premises. 3. Regular check-ups and maintenance of the vehicles	Site engineer Vehicle owners	During Construction
6	1. Site Logistics plan 2. Storage of Construction materials & diesel	Site engineer	During Construction
7	1. Construction of Trenches and sedimentation basins during monsoon. 2. Trench preparation around the material storage areas	Site engineer	During Construction
8	1. Provision of entry & exit points and driveways for easy movement of vehicles. 2. Sign boards at driveways, landscape areas and at parking areas.	Architect Site Engineer	During Construction
9	1. Separate dustbins for collection of wet & dry waste to each individual flats 2. Separate waste bins in common area to collect wet, dry (separate for plastic, paper, glass & metal waste), e-waste & battery wastes. 3. Maintenance of OWC, STP, DG sets etc	Society Chairman	Post occupancy
10	1. Maintenance of solar PV cells & Panels for lighting & hot water supply. 2. Maintenance of Garden/landscape area 3. Maintenance & monitoring of common motor pumps, lifts, water & energy meters etc.	Society Chairman	Post occupancy

#### 4. ENVIRONMENTAL MONITORING CELL

##### i. Environmental Monitoring Cell- Construction Phase

All the environmental practices will be monitored by the project proponent. An organizational set up will be formed to ensure the effective implementation of mitigation measures.

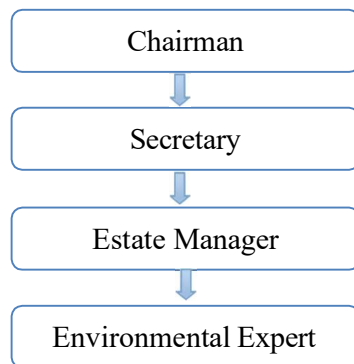
The major duties and responsibilities of Environmental Monitoring Cell are as follows:



**ii. Environmental Monitoring Cell- Operation Phase**

All the environmental practices will be monitored by the Chairman of the Society. An organizational set up will be formed to ensure the effective implementation of mitigation measures.

The major duties and responsibilities of Environmental Monitoring Cell are as follows:



## 5. ENVIRONMENTAL MONITORING PLAN:

During Construction Phase:

Sr. No.	Criteria	Sampling		Parameters
		Location	Frequency	
1	Ambient Environment	DG set, upwind site and downwind site	24 hrs twice a week for every three months	PM10, PM2.5 (SPM), Nox, SO2
			8 hourly twice a week for every three months	CO
2	Noise	DG set, upwind site, downwind site,	Daily	Hourly equivalent Noise level
3	Water	Surface water and Ground water	Once in pre and post monsoon	As per IS:2488 guidelines
	Water Treatment Plant (WTP)/ Drinking Water Treated Waste Water	At on-site source location	Once in a week	As per IS:10500 guidelines
	Treated Waste Water	One sample at source point	Once in a month	Physical, Chemical and bacteriological
4	Soil	One surface sample from study area	Once in Six month	Physical, Chemical and bacteriological

## During Operation Phase:

Sr. No.	Criteria	Sampling		Parameters
		Location	Frequency	
1	Ambient Environment	DG set, upwind site and downwind site	24 hrs twice a week for every three months	PM10, PM2.5 (SPM), Nox, SO2
			8 hourly twice a week for every three months	CO
2	Noise	DG set, upwind site, downwind site, entry gate, parking area	Once in each season	Hourly equivalent Noise level
3	Water	Water from STP outlet and swimming pool	Once in a month	Physical, Chemical and bacteriological
4	OWC Manure & Soil	In proposed landscape area and manure generated after OWC treatment	Once in a month	Physical, Chemical and bacteriological

## Environment Management Plan Costs: During

### Construction:

Sr. No.	Parameter	Total Cost (in Rs)
1	Erosion control – dust suppression measures, barricading and top soil preservation	23,75,166/-
3	Labor Camp toilets & sanitation	37,80,000/-
3	Labor Safety Equipment's and training	93,750/-
4	Environmental Monitoring	1,85,600/-
5	Disinfection and Health Check-ups	2,37,500/-
6	Environmental Monitoring Cell	15,75,000/-
<b>Total Cost</b>		<b>82,47,016/-</b>

### During Operational Phase:

Sr. No.	Particulars	Capital cost	O & M cost (per year)
1	Sewage Treatment	2,44,43,500	36,66,525
2	Rain Water Harvesting	17,74,000	1,70,000
3	Solid Waste Management	62,50,000	14,72,000
4	Green Belt Development	35,17,000	8,64,000
5	Energy Saving	3,58,27,500	7,16,550
6	Environmental Monitoring	-	1,85,600
6	Disaster Management Cost	20,50,000	-
<b>TOTAL</b>		<b>7,38,62,000</b>	<b>70,74,675</b>

## 6. Environmental Monitoring Plan Costs:

S. No.	Monitoring	Parameters of Monitoring	Frequency	Locations	Coasting(In Lacs)
1	Ambient air monitoring	PM10,PM2.5,SO2,NOx	24hours twice a week every three months	one near DG set, upwind site, downwind site, entry gate, parking area	1,05,000/-
2	Noise monitoring	CO	8hourly twice a week every three months	Near entry, exit and near DG set.	57,600/-
		Hourly equivalent Noise level	Daily		
3	water	As per IS:10500standards	Once in six months	One for labour drinking water	18,000/-
4	Soil monitoring	Physical, chemical and biological parameters	Once in six months	One for labor drinking water	5000/-
<b>Total</b>					<b>1,85,600/-</b>

### **Environmental Management Plan during Construction:**

<b>Sr. No.</b>	<b>Parameter</b>	<b>Total Cost (in Rs)</b>
1	Erosion control – dust suppression measures, barricading and top soil preservation	23,75,166/-
3	Labor Camp toilets & sanitation	37,80,000/-
3	Labor Safety Equipment's and training	93,750/-
4	Environmental Monitoring	1,85,600/-
5	Disinfection and Health Check-ups	2,37,500/-
6	Environmental Monitoring Cell	15,75,000/-
<b>Total Cost</b>		82,47,016/-

### Environmental Monitoring Cost during Operational Phase:

S.no	Monitoring	Parameters of Monitoring	Frequency	Location	Costing ( In Rupees)
1	Ambient Air	PM10, PM2.5, SO <sub>2</sub> , NO <sub>x</sub>	24 Hrs. twice a week every three months	Near DG set & Entry-Exit gate	1,15,000/-
		CO	8 Hrs. twice a week every three months		
2	Noise Monitoring	Hourly equivalent Noise level	Once in Three months	Near DG set, Entry gate , parking area	3,600/-
3	Water	As per IS:10500 standards and Physical, chemical , Biological parameters	Once in months	STP inlet and Outlet, Drinking water	36,000/-
4	OWC	Physical, chemical & biological parameters	Once in months	Waste sample	27,000/-
<b>Total</b>					<b>1,85,600/-</b>

## Environmental Management Cost during Operational Phase:

	<b>Capital Cost</b>	<b>Operation and Maintenance Cost</b>
Sewage Treatment Plant	2,44,43,500	36,66,525
Rainwater Harvesting Structures	17,74,000	1,70,000
Organic Waste Convertor & Solidwaste Management	62,50,000	14,72,000
Landscape Development & Maintenance	35,17,000	8,64,000
Energy Conservation & Renewable Energy System Installation	3,58,27,500	7,16,550
Environmental monitoring	-	1,85,600
Disaster Management Cost	20,50,000	-
<b>Total</b>	<b>7,38,62,000</b>	<b>70,74,675</b>

# Annexure 11-Copy of Environmental Clearance



सत्यमेव जयते

File No: SIA/MH/INFRA2/542876/2025

Government of India

(Issued by the State Environment Impact Assessment  
Authority(SEIAA), MAHARASHTRA)

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Date 08/10/2025



To,

Mr. Rupesh Kadam  
MACROTECH DEVELOPERS LIMITED  
Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 , PUNE, MAHARASHTRA, , 400011  
developersmacrotech@gmail.com

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

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/542876/2025 dated 26/06/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812MH5503038N
(ii) File No.	SIA/MH/INFRA2/542876/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Residential and Commercial Project at Gat No. 1315 (P), Village- Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s. Macrotech Developers Limited
(viii) Name of Company/Organization	MACROTECH DEVELOPERS LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

**Plot/Survey Khasra Nos.:** Gat No. 1315 (P) , Village- Wagholi , Taluka- Haweli , District- Pune , Maharashtra

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr. Rupesh Kadam under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:
  - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
  - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
  - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
  - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
  - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
  - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
  - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

## Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific

S. No	EC Conditions
1.1	<p>1. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is <b>not</b> located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.</p> <p>2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.</p> <p>3. PP to prepare and implement plan to make proposed project a plastic free zone.</p> <p>4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</p> <p>5. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.</p> <p>6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> <p>7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</p>

Annexure 2

**Details of the Project**

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Residential and Commercial Project at Gat No. 1315 (P), Village- Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s. Macrotech Developers Limited	
b.	Latitude and Longitude of the project site	18.56547535557878,73.9681655770959 18.56815656639056,73.96960292979938	
c.	Land Requirement (in Ha) of the project or activity	<b>Nature of Land involved</b>	
		<b>Area in Ha</b>	
		Non-Forest Land (A)	4.049
		Forest Land (B)	0
		Total Land (A+B)	4.049

S. No.	Particulars	Details
d.	Date of Public Consultation	Public consultation for the project was held on
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	48123
g.	EMP Cost (in lacs)	738
h.	Employment Details	

**Details of Products & By-products**

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Proposed Residential and Commercial Project	Product	402579.94	Sq.M.	Road	Proposed Residential and Commercial Project at Gat No. 1315 (P), Village-Wagholi, Taluka-Haweli, District-Pune, Maharashtra by M/s. Macrotech Developers Limited with TBUA 4,02,579.94 Sq.M.

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/542876/2025  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Macrotech Developers Limited,  
Gat No. 1315 (P), Village- Wagholi,  
Taluka- Haweli, District- Pune.

Subject : Environmental clearance for Proposed Residential and Commercial Project at Gat No. 1315 (P), Village- Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s. Macrotech Developers Limited.

Reference : Application no. SIA/MH/INFRA2/542876/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 228<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 305<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16<sup>th</sup> September, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/542876/2025	
2.	Name of Project	Proposed Residential and Commercial Project on Gat No. 1315 (P), Wagholi, Haweli, Pune, by M/s. Macrotech Developers Limited (M/s Lodha Developers Limited).	
3.	Project category	8 (b) B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Rupesh Kadam
		Regd. Office address	M/s. Macrotech Developers Limited (M/s Lodha Developers Limited).Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai-400011
6.	Consultant	Rheaa Civitech Pvt Ltd,NABET/EIA/2326/IA0114 valid up to January 23, 2026	
7.	Applied for	Fresh	
8.	Details of previous EC	Not Applicable	
9.	Location of the project	Gat No. 1315 (P) Village- Wagholi, Taluka- Haweli, District- Pune	
10.	Latitude and Longitude	Latitude: 18°33'59.55"N, Longitude: 73°58'7.79"E	
11.	Total Plot Area (m2)	40,490	
12.	Deductions (m2)	4,265.71	
13.	Net Plot area (m2)	36,224.29	
14.	Proposed FSI area (m2)	2,11,884.18	

15.	Proposed non-FSI area (m <sup>2</sup> )	1,90,695.76			
16.	Proposed TBUA (m <sup>2</sup> )	4,02,579.94			
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	--			
18.	Ground coverage (m <sup>2</sup> ) & %	12321.97 Sq.M. (34.02%)			
19.	Total Project Cost (Rs.)	481.23 Cr			
20.	CER as per MoEF & CC circular dated 01/05/2018	As per Environment Management Plan			
21.	Details of Building Configuration :			Reason for Modification / Change: n.a.	
	Previous EC Config. : n.a.	Proposed Configuration			
		Building	Configuration		Ht. (m)
		Tower 1	G+27 Floors		88.80 M
		Tower 2	G+27 Floors		88.80 M
		Tower 3	G+27 Floors		88.80 M
		Tower 4	G+27 Floors		88.80 M
		Tower 5	G+27 Floors		88.80 M
		Tower 6	G+27 Floors		88.80 M
		Tower 7	G+27 Floors		88.80 M
		Tower 8	G+27 Floors		88.80 M
		Tower 9	G+27 Floors		88.80 M
		Tower 10	G+27 Floors		88.80 M
		Tower 11	G+27 Floors		88.80 M
		Commercial +MLCP+ MHADA	Basement + Ground + 1st Floor + P1 to P16 Parking level + 2nd to 6th Floor	75.00 M	
		Club House 1	G+1 Floor	10.00 M	
		Club House 2	G+2 Floor	14.50 M	
22.	Total number of tenements	Residential- 1221, Commercial – 30 Shops, MHADA-110			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	594	Fresh Water	594
		Recycled for Garden	22	Recycled for Garden	00.00
		Flushing	313	Flushing	313
		Total	929	Total	907
		Waste water generation	787	Waste water generation	787
24.	Water Storage Capacity for Firefigting / UGT	Total capacity UGT – 1441 KLD , Domestic – 649 KLD Firefigting - 550 KLD, Drinking – 242 KLD			
25.	Source of water	Pune Municipal Corporation			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table	Post-Monsoon water level 28 -30 meter BGL Pre-Monsoon water Level 30-35 meter BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	15 no of pits, size- 2.0m X 2.0m X 2.0m		
		Details of UGT	Total capacity UGT – 1441 KLD, Domestic – 649		

		tanks if any:	KLD Firefighting - 550 KLD, Drinking – 242 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:		787 KLD	
		STP technology:		MBBR	
		Capacity	830 KLD , (Resi.- 720KLD, MHADA - 70KLD, Comm.- 40KLD)		
28.	Solid Waste Management during Const. Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	15	Handover to authorized vendor	
		Wet waste:	22.5	Handover to authorized vendor	
		Construction waste	30	Handover to authorized vendor	
29.	Solid Waste Management during Operation Phase	Type	Qty. (kg/d)	Treatment / disposal	
		Dry waste:	1632	Handover to SWACH	
		Wet waste:	2198	Organic Waste composter	
		E-Waste	6.24	Handover to authorized vendor	
		STP Sludge (dry)	119	Used as manure	
30.	Green Belt Development	Total RG area (m2):	Open Space required- 3622.43 sq.m Open Space 1 Provided – 3982.10 Sq.m ,Open Space 2 Provided – 414.80 Sq.m		
		Existing trees on plot:		11	
		Number of Proposed trees on site		508	
		Number of trees to be cut / retained:		00	
		Number of trees to be transplanted:		11	
31.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		116.25kVA	
		During Operation phase (Connected load):		16316 kW	
		During Operation phase (Demand load):		10003 kVA	
		Transformer:	(1000 kVA X 9 Nos.), (630 kVA X 2 Nos.)		
		DG set:	(1000 kVA X 3 Nos.), (625 kVA X 2 Nos.)		
		Fuel used:	HSD		
32.	Details of Energy saving	Energy Saved By low loss transformer with respect to Total Project			0.33%
		Energy Saved by Solar PV Cells with respect to Total Project			5.32%
		Energy Saved by Automatic Timer logic controller for lighting Control With respect to Overall Project			0.76%
		Energy Saved by Solar Water Heating vs Electric Water Heating with respect to total project			9.08%
		Energy Saved by Using VFD for Lift against conventional drive with respect to overall Project			4.75%
		Energy Saved by Using Energy efficient Pump against conventional Pump with respect to overall project			0.06%
		Total Energy Saving in Project In % by Energy saving measures			20.30%
33.	EMP budget during Const. phase	Type	Details	Cost	
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation	82,47,016	
		O&M	Water, Noise, soil, air monitoring	1,85,600	
34.	EMP Budget during	Component	Details	Capital (Rs)	O & M (Rs/Y)

Operation phase	Sewage Treatment	STP cost considered	2,44,43,500	36,66,525
	Rain Water Harvesting	RWH Pits	17,74,000	1,70,000
	Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided	62,50,000	14,72,000
	Green Belt Development	Landscaping, tree & shrub plantation	35,17,000	8,64,000
	Environmental Monitoring	Environment Monitoring Cell	--	1,85,600
	Energy Saving :With all said energy saving measures like solar PV panels, hot water, low loss transformer, VFDs on lift, solar lightning		3,58,27,500	7,16,550
	Disaster Management Cost	Lightning Arrestor Installation & Budget for Emergency, First Aid Kit, Safety equipment's,	20,50,000	--
35. Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	2 wheelers	2046	2046	2
	4 wheelers	1732	1732	12.5
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			NA

3. Proposal was considered by SEIAA in its 305<sup>th</sup> (Day-2) meeting held on 16<sup>th</sup> September, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
4. PP and the planning authority shall ensure that, the construction and demolition waste

(C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.

5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 3622.43m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for FSI-1,92,246.84 m<sup>2</sup>, Non FSI-1,85,060.26m<sup>2</sup>, total BUA-3,77,307.10 m<sup>2</sup>. (Plan approval No. A/6570 dated 25.10.2024) (Restricted as per approval)

**General Conditions:**

**a) Construction Phase :-**

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

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

**B) Operation phase:-**

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

- independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
  - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
  - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
  - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
  - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
  - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](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.

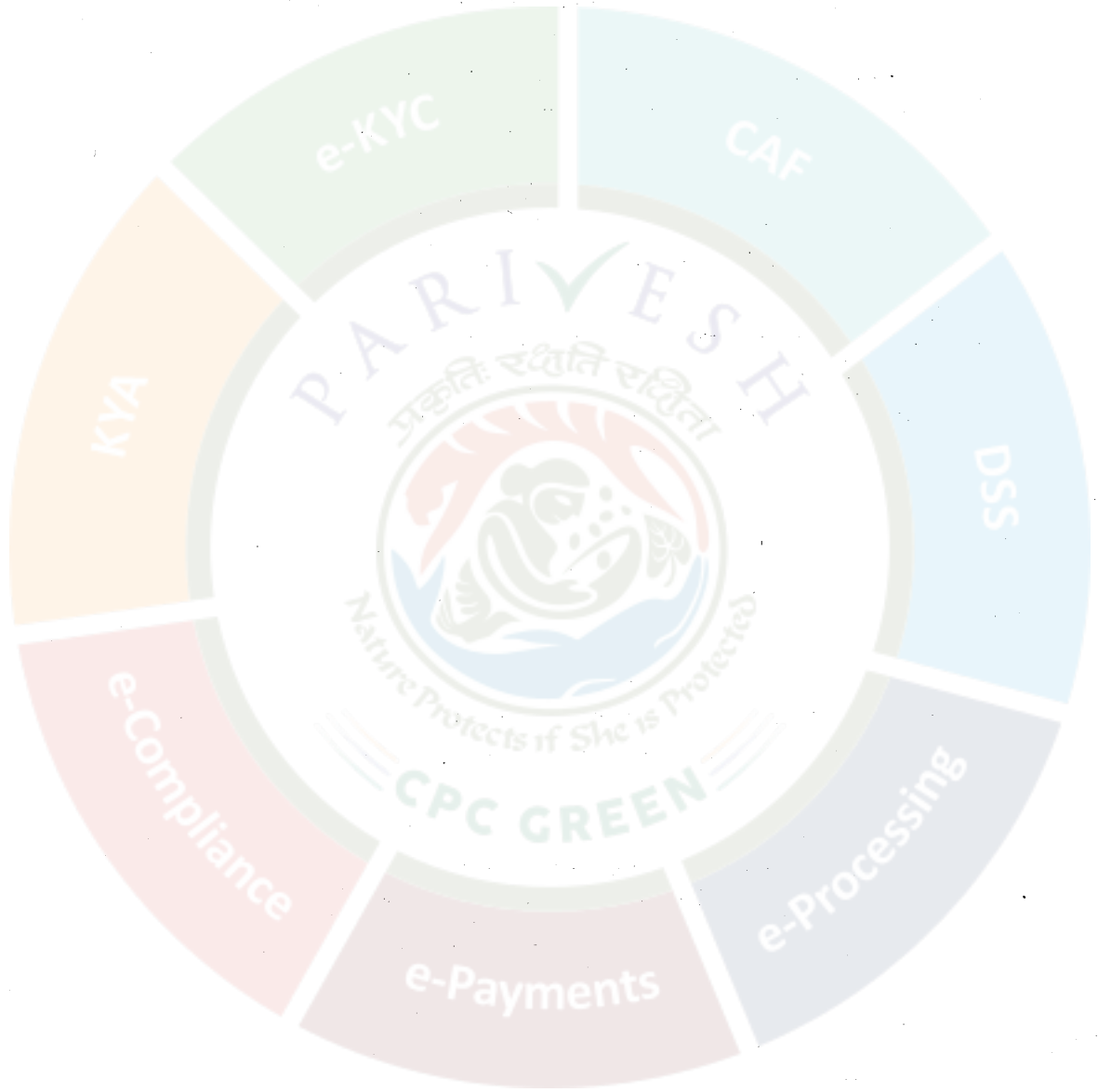
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its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

  
Jayashree Bhoj  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation/ PMRDA.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



# Annexure 12-Copy of Transfer of Environmental Clearance



सत्यमेव जयते

File No:SIA/MH/INFRA2/557509/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),  
MAHARASHTRA)

\*\*\*



Dated 23/12/2025



To,

Mr. Rupesh Kadam  
MACROTECH DEVELOPERS LIMITED  
412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai MH IN  
400001., PUNE, MAHARASHTRA, , 400001  
developersmacrotech@gmail.com

**Subject:** Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/557509/2025 dated 23/12/2025 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

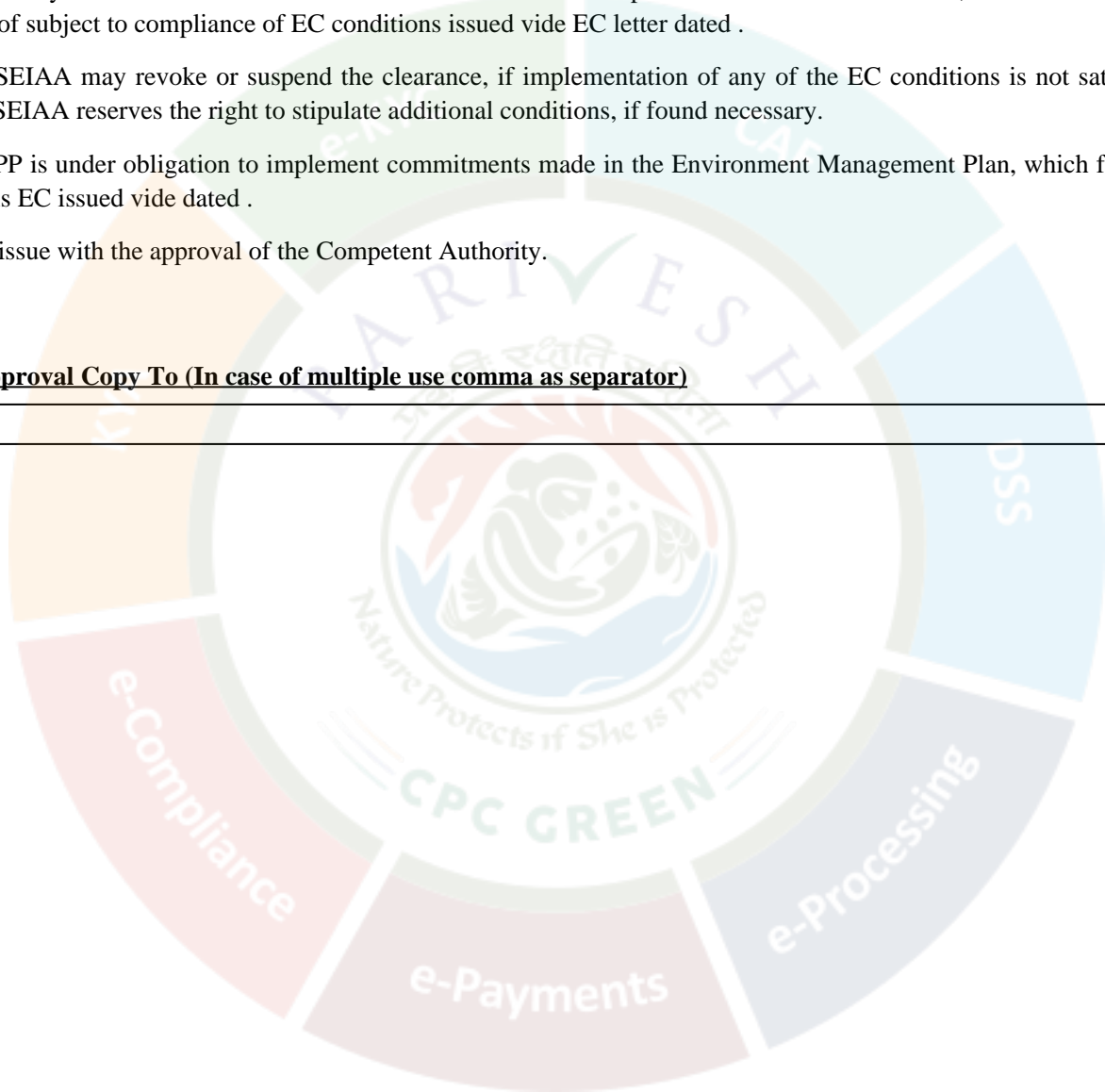
2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812MH5744159T
(ii) File No.	SIA/MH/INFRA2/557509/2025
(iii) Clearance Type	Transfer of EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Name of Project	Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s. Lodha Developers Limited
(vii) Location of Project (District, State)	PUNE, MAHARASHTRA
(viii) Issuing Authority	SEIAA
(ix) EC Date	23/12/2025
(x) Details of Transferee	412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai MH IN 400001.,Mumbai,482,27,400001
(xi) Details of Transferor	MACROTECH DEVELOPERS LIMITED, Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai-

**Plot/Survey Khasra Nos.:** at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated null to null under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated .
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated .
5. This issue with the approval of the Competent Authority.

**Send Approval Copy To (In case of multiple use comma as separator)**



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**


No. SIA/MH/INFRA2/557509/2025  
Environment & Climate  
Change Department,  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To,  
M/s. Lodha Developers Limited.  
Gat No. 1315 (P), Village Wagholi,  
Taluka- Haweli, District- Pune

Sub : Transfer of Environmental Clearance of Residential and Commercial Project  
at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune.

Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/557509/2025  
2. EC Letter no. EC25B3812MH5503038N, dated 08.10.2025

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/557509/2025 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Macrotech Developers Limited vide EC25B3812MH5503038N, dated 08.10.2025 for Residential and Commercial Project at Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune. Now, you have applied for transfer of EC dated 08.10.2025 from M/s. Macrotech Developers Limited has changed its name to M/s. Lodha Developers Limited.
3. You have submitted following documents in support of your application for transfer of EC-
  - i. Undertaking by transferee (i.e. M/s. Lodha Developers Limited.) regarding acceptance of the terms and conditions of the EC letter dated 04.11.2025.
  - ii. NOC from Transferor (i.e. M/s. Macrotech Developers Limited) dated 04.11.2025.
  - iii. Letter of change in land ownership with 7/12.
4. SEIAA noted the above facts in its 313rd meeting and decided to transfer EC dated 08.10.2025 from M/s. Macrotech Developers Limited has changed its name to M/s. Lodha Developers Limited.
5. All the other terms and conditions mentioned in the EC letter dated 08.10.2025 shall remain the same.

  
Jayashree Bhoj  
(Member Secretary, SEIAA)

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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000256217/CE/2511000969

Date: 14/11/2025

To,  
 M/s.Lodha Developers Limited. (formerly  
 known as M/s Macrotech Developers  
 Limited.)  
 Gat No. 1315 (P), Wagholi, Haweli, Pune



**Sub: Consent to Establish for Residential & Commercial Construction Project under Orange Category.**

- Ref:**
1. Application submitted by SRO - Pune I vide No.MPCB-CONSENT-0000256217
  2. Environmental Clearance - EC25B3812MH5503038N dated 08/10/2025
  3. Minutes of 9th Consent Committee Meeting 2025-26 dated 22/09/2025

Your application NO. MPCB-CONSENT-0000256217

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

1. **The Consent to Establish in Orange/LSI category hereby granted for period up to a commissioning of the Unit or 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.481.23 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential & Commercial Construction Project named as M/s. Lodha Developers Limited. (formerly know as M/s Macrotech Developers Limited.), Gat No. 1315 (P), Wagholi, Haveli, Pune on Total Plot Area of 40,490 SqMtrs for construction BUA of 4,02,579.94 SqMtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dated 08/10/2025	40490.00	377307.10

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	787	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>
S1, S2 & S3	DG SET - 1000 KVA (3 No.s)	3	As per Schedule -II
S4 & S5	DG Set - 625 KVA (2 Nos.)	2	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	1632 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
2	Wet waste	2198 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
3	E-Waste	6.24 Kg/Day	Collect & Disposed through authorized agency	Collect & Disposed through authorized agency
4	STP Sludge (dry)	119 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING

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	400	Ltr/A	Through Authorized Vendor	Through Authorized Vendor

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

<b>Sr No</b>	<b>Type of Waste</b>	<b>Quantity</b>	<b>UoM</b>	<b>Disposal Path</b>
1	E Waste	6.24	Kg/Day	Collect & Disposed through authorized agency

- 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 provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
  14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
  15. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC25B3812MH5503038N dtd 08/10/2025 for construction project having total plot area of 40490.0 Sqm and total construction BUA of 377307.10 Sqm as per specific condition of EC.
  16. FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
  17. This consent is issued as per the 9th Consent Committee Meeting 2025-26 dated 22/09/2025.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.




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Signed by: **Shri. M. Devender Singh**  
 Member Secretary  
 For and on behalf of,  
**Maharashtra Pollution Control Board**  
 ms@mpcb.gov.in  
 2025-11-14 15:05:53 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	962460.00	MPCB-DR-36114	20/08/2025	RTGS

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
  - They are directed to ensure the compliance of the consent conditions.
  - They are directed to obtain the Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **830 CMD for treatment of domestic effluent of 787 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	929.00
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.	Grandening/Other consumption	0

- 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>
S1, S2 & S3	DG SET - 1000 KVA (3 No.s)	Acoustic Enclosure	6.00	HSD 25 Kg/Hr	1	SO2	4.0 Kg/Day
S4 & S5	DG Set - 625 KVA (2 Nos.)	Acoustic Enclosure	5.00	HSD 25 Kg/Hr	1	SO2	4.0 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:-**
- 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	C2E	Rs.10 Lakhs	Within 15 Days	Compliance of Consent Conditions & EC Conditions	Up to Commissioning of the project	Up to Commissioning of the project

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

#### BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

#### BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



## SCHEDULE-IV

### Conditions during construction phase

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

### General Conditions:

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

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

---

This certificate is digitally & electronically signed.

---

[Annexure 14](#)

**Hygienic, Sanatory Measures & Facilities Provided to Construction Workers**

**Total Labor hutments:** 11 nos.

**Total No. of Labor:** 122 nos.

**Facilities provided:**

1. We have provided 10 mobile toilets for Labor Hutments.
2. Separate storage tanks for domestic and drinking water have been provided.
3. Electric bulbs and electricity have been provided.
4. Labor Hutments are isolated from the construction activity area for safety purposes.
5. Solid waste is being disposed of daily in the municipal collection system.
6. Separate arrangements for workers to have lunch & an area are maintained from a hygiene point of view.
7. All construction activity will be followed strictly with guidelines of safety measures to assure worker's health and safety.

# Annexure 15-Monitoring Reports

## Neetal Laboratories And Environmental Services Pvt. Ltd.

Address : H.NO. 43, SANTOSH NAGAR, WAKI BK., TAL. KHED, DIST. PUNE - 410 501

Website : www.neetalenvirolab.com, Mob. 8669699854 / 52

Email: sales@neetalenvirolab.com / neetalenviro@gmail.com



TC-11184

Format No. NLES/LAB/F/071-7.8

### TEST REPORT (Ambient Air)

Sample ID	NLES/26-27/05/AA/283	ULR	TC-1118426000009282F		
Report No	NLES/26-27/05/AA/RE/283	Report Issue Date	20/05/2026		
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra				
Discipline	Chemical	Date & Time of Sampling	From 10.25 AM of 15/05/2026 to 10.25 AM of 16/05/2026 (24 Hrs.)		
Group	Atmospheric Pollution	Date of receipt of sample in lab	16/05/2026		
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5		
Sampling Location	Near Main Gate	Dry bulb temperature	32°C		
Wet bulb temperature	26.3°C	Relative Humidity	63%		
Sampling done by	Pride Enviro System				
Start Date of Analysis	16/05/2026	End Date of Analysis	20/05/2026		
Instrument Details	Make /Model No.	Shree Scientific Equipment and Calibration.SSEC/AAQM-240mini/230314			
	Instrument ID No.	NLES/Lab/Inst/75			
	Calibration Status	Calibration on: 13/03/2026, Due On 12/03/2027			
<b>Results</b>					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO <sub>2</sub> )	17.20	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2): 2001
2	Oxides of Nitrogen (NO <sub>2</sub> )	20.10	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6):2006
3	Particulate Matter PM <sub>10</sub>	48.20	µg/m <sup>3</sup>	≤ 100	IS 5182 (Part 4):1999
4	Particulate Matter PM <sub>2.5</sub>	29.13	µg/m <sup>3</sup>	≤ 60	IS 5182 (Part 24):2019
5	Ozone (O <sub>3</sub> )	11.23	µg/m <sup>3</sup>	≤ 180	IS 5182 (Part 9):1974
6	Ammonia (NH <sub>3</sub> )	8.23	µg/m <sup>3</sup>	≤ 400	IS 5182 (Part 25):2018
<b>Remark-</b> All above results are within National Ambient Air Quality standards.					

#### Terms and Conditions

- This Report is valid for tested sample only
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, NLES.

*Kalyani*  
Reviewed By  
(Ms. Kalyani Gore)



*Abhishek*  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

Format No. NLES/LAB/F/071-7.8

## TEST REPORT (Ambient Air)

Report No	NLES/26-27/05/AA/RE/ME/283	Report Issue Date	20/05/2026		
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra				
Discipline	Chemical	Date & Time of Sampling	From 10.25 AM of 15/05/2026 to 10.25 AM of 16/05/2026 (24 Hrs.)		
Group	Atmospheric Pollution	Date of receipt of sample in lab	16/05/2026		
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5		
Sampling Location	Near Main Gate	Dry bulb temperature	32°C		
Wet bulb temperature	26.3°C	Relative Humidity	63%		
Sampling done by	Pride Enviro System				
Start Date of Analysis	16/05/2026	End Date of Analysis	20/05/2026		
Instrument Details	Make /Model No.	Shree Scientific Equipment and Calibration.SSEC/AAQM-240mini/230314			
	Instrument ID No.	NLES/Lab/Inst/75			
	Calibration Status	Calibration on: 13/03/2026, Due On 12/03/2027			
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
2	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 06	
3	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
4	Carbon Monoxide (CO)	0.43	mg/m <sup>3</sup>	≤ 04	IS 5182 Part 10
5	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	IS 5182 Part 12
6	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	IS 5182 Part 11
<b>Remark-</b> All above results are within National Ambient Air Quality standards.,BDL-Below Detection Limit					

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

# Neetal Laboratories And Environmental Services Pvt. Ltd.

Address : H.NO. 43, SANTOSH NAGAR, WAKI BK., TAL. KHED, DIST. PUNE - 410 501  
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TC-11184

Format No. NLES/LAB/F/071-7.8

TEST REPORT (Ambient Air)					
Sample ID	NLES/26-27/05/AA/284		ULR	TC-111842600009283F	
Report No	NLES/26-27/05/AA/RE/284		Report Issue Date	20/05/2026	
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra				
Discipline	Chemical	Date & Time of Sampling		From 10.30 AM of 15/05/2026 to 10.30 AM of 16/05/2026 (24 Hrs.)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		16/05/2026	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	Near Gate No. 2	Dry bulb temperature		32°C	
Wet bulb temperature	26.3°C	Relative Humidity		63%	
Sampling done by	Pride Enviro System				
Start Date of Analysis	16/05/2026		End Date of Analysis	20/05/2026	
Instrument Details	Make /Model No.	Shree Scientific Equipment and Calibration.SSEC/AAQM-240mini/230315			
	Instrument ID No.	NLES/Lab/Inst/76			
	Calibration Status	Calibration on: 13/03/2026, Due On 12/03/2027			
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO <sub>2</sub> )	16.50	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2): 2001
2	Oxides of Nitrogen (NO <sub>2</sub> )	19.50	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6):2006
3	Particulate Matter PM <sub>10</sub>	43.30	µg/m <sup>3</sup>	≤ 100	IS 5182 (Part 4):1999
4	Particulate Matter PM <sub>2.5</sub>	24.06	µg/m <sup>3</sup>	≤ 60	IS 5182 (Part 24):2019
5	Ozone (O <sub>3</sub> )	10.06	µg/m <sup>3</sup>	≤ 180	IS 5182 (Part 9):1974
6	Ammonia (NH <sub>3</sub> )	6.17	µg/m <sup>3</sup>	≤ 400	IS 5182 (Part 25):2018
<b>Remark-</b> All above results are within National Ambient Air Quality standards.					

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

Format No. NLES/LAB/F/071-7.8

## TEST REPORT (Ambient Air)

<b>Report No</b>	<b>NLES/26-27/05/AA/RE/ME/284</b>	<b>Report Issue Date</b>	<b>20/05/2026</b>		
<b>Name and Address of Customer</b>	<b>M/s. Lodha Developers Limited ( Residential and Commercial Project by)</b> Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra				
<b>Discipline</b>	Chemical	<b>Date &amp; Time of Sampling</b>	From 10.30 AM of 15/05/2026 to 10.30 AM of 16/05/2026 (24 Hrs.)		
<b>Group</b>	Atmospheric Pollution	<b>Date of receipt of sample in lab</b>	16/05/2026		
<b>Sub Group</b>	Ambient Air	<b>Sampling Procedure</b>	IS 5182 Part 5		
<b>Sampling Location</b>	<b>Near Gate No. 2</b>	<b>Dry bulb temperature</b>	32 <sup>o</sup> C		
<b>Wet bulb temperature</b>	26.3 <sup>o</sup> C	<b>Relative Humidity</b>	63%		
<b>Sampling done by</b>	Pride Enviro System				
<b>Start Date of Analysis</b>	16/05/2026	<b>End Date of Analysis</b>	20/05/2026		
<b>Instrument Details</b>	<b>Make /Model No.</b>	Shree Scientific Equipment and Calibration.SSEC/AAQM-240mini/230315			
	<b>Instrument ID No.</b>	NLES/Lab/Inst/76			
	<b>Calibration Status</b>	Calibration on: 13/03/2026, Due On 12/03/2027			
<b>Results</b>					
<b>Sr. No.</b>	<b>Parameters</b>	<b>Results</b>	<b>Unit(s)</b>	<b>Specifications (NAAQ Standards)</b>	<b>Methods</b>
1	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
2	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 06	
3	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
4	Carbon Monoxide (CO)	0.36	mg/m <sup>3</sup>	≤ 04	IS 5182 Part 10
5	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	IS 5182 Part 12
6	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	IS 5182 Part 11
<b>Remark-</b> All above results are within National Ambient Air Quality standards., BDL-Below Detection Limit					

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*Kalyani*  
**Reviewed By**  
 (Ms. Kalyani Gore)



*Abhishek*  
**Authorized Signatory**  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

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TC-11184

Format No. NLES/LAB/F/071-7.8

## TEST REPORT (Ambient Air)

Sample ID	NLES/26-27/05/AA/285	ULR	TC-111842600009284F		
Report No	NLES/26-27/05/AA/RE/285	Report Issue Date	20/05/2026		
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra				
Discipline	Chemical	Date & Time of Sampling	From 10.40 AM of 15/05/2026 to 10.40 AM of 16/05/2026 (24 Hrs.)		
Group	Atmospheric Pollution	Date of receipt of sample in lab	16/05/2026		
Sub Group	Ambient Air	Sampling Procedure	IS 5182 Part 5		
Sampling Location	Near Tower No. 4	Dry bulb temperature	32 <sup>o</sup> C		
Wet bulb temperature	26.3 <sup>o</sup> C	Relative Humidity	63%		
Sampling done by	Pride Enviro System				
Start Date of Analysis	16/05/2026	End Date of Analysis	20/05/2026		
Instrument Details	Make /Model No.	Shree Scientific Equipment and Calibration.SSEC/AAQM-240 Mini/250335			
	Instrument ID No.	NLES/Lab/Inst/121			
	Calibration Status	Calibration on: 13/03/2026, Due On 12/03/2027			
<b>Results</b>					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO <sub>2</sub> )	14.10	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2): 2001
2	Oxides of Nitrogen (NO <sub>2</sub> )	17.50	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6):2006
3	Particulate Matter PM <sub>10</sub>	40.10	µg/m <sup>3</sup>	≤ 100	IS 5182 (Part 4):1999
4	Particulate Matter PM <sub>2.5</sub>	23.92	µg/m <sup>3</sup>	≤ 60	IS 5182 (Part 24):2019
5	Ozone (O <sub>3</sub> )	9.36	µg/m <sup>3</sup>	≤ 180	IS 5182 (Part 9):1974
6	Ammonia (NH <sub>3</sub> )	6.82	µg/m <sup>3</sup>	≤ 400	IS 5182 (Part 25):2018
<b>Remark-</b> All above results are within National Ambient Air Quality standards.					

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*Kalyani*  
Reviewed By  
(Ms. Kalyani Gore)



*Abhishek*  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

Format No. NLES/LAB/F/071-7.8

TEST REPORT (Ambient Air)					
Report No	NLES/26-27/05/AA/RE/ME/285		Report Issue Date	20/05/2026	
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra				
Discipline	Chemical	Date & Time of Sampling		From 10.40 AM of 15/05/2026 to 10.40 AM of 16/05/2026 (24 Hrs.)	
Group	Atmospheric Pollution	Date of receipt of sample in lab		16/05/2026	
Sub Group	Ambient Air	Sampling Procedure		IS 5182 Part 5	
Sampling Location	Near Tower No. 4	Dry bulb temperature		32°C	
Wet bulb temperature	26.3°C	Relative Humidity		63%	
Sampling done by	Pride Enviro System				
Start Date of Analysis	16/05/2026	End Date of Analysis		20/05/2026	
Instrument Details	Make /Model No.	Shree Scientific Equipment and Calibration.SSEC/AAQM-240 Mini/250335			
	Instrument ID No.	NLES/Lab/Inst/121			
	Calibration Status	Calibration on: 13/03/2026, Due On 12/03/2027			
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	Air Sampling and Analysis, 3rd Edition, 2020
2	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 06	
3	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
4	Carbon Monoxide (CO)	0.34	mg/m <sup>3</sup>	≤ 04	IS 5182 Part 10
5	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	IS 5182 Part 12
6	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	IS 5182 Part 11
<b>Remark-</b> All above results are within National Ambient Air Quality standards., BDL-Below Detection Limit					

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

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TC-11184

Format No. NLES/LAB/F/075-7.8

## TEST REPORT

Sample ID	NLES/26-27/05/NI/286	ULR	TC-111842600009285F
Report No	NLES/26-27/05/NI/RE/286	Report Issue Date	20/05/2026
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	15/05/2026 - 16/05/2026	Sampling duration	24 Hrs.
Sampling done by	Neetal Laboratories and Environmental Services Private Limited	Location	Near Main Gate
Instrument Details	Make	LUTRON SL-4030-Q689679	
	Instrument ID No.	NLES/Lab/Inst/92	
	Calibration Status	Calibration on: 13/03/2026, Due On 12/03/2027	

### Results

Sr. No.	Date	Time	Result dB(A)	Date	Time	Result dB(A)	Specifications (CPCB) Standards dB(A)	Method
1	15/05/26	10:15 AM	62.1	15/05/26	10:15 PM	56.4	Day Time - <75 dB Night Time- <70 dB	CPCB Guideline
2	15/05/26	11:15 AM	59.7	15/05/26	11:15 PM	49.7		
3	15/05/26	12:15 PM	60.9	16/05/26	12:15 AM	50.1		
4	15/05/26	01:15 PM	61.5	16/05/26	01:15 AM	47.3		
5	15/05/26	02:15 PM	67.3	16/05/26	02:15 AM	46.6		
6	15/05/26	03:15 PM	56.7	16/05/26	03:15 AM	47.2		
7	15/05/26	04:15 PM	55.3	16/05/26	04:15 AM	49.9		
8	15/05/26	05:15 PM	57.2	16/05/26	05:15 AM	48.3		
9	15/05/26	06:15 PM	56.4	16/05/26	06:15 AM	60.1		
10	15/05/26	07:15 PM	58.8	16/05/26	07:15 AM	53.2		
11	15/05/26	08:15 PM	60.3	16/05/26	08:15 AM	55.7		
12	15/05/26	09:15 PM	57.5	16/05/26	09:15 AM	53.6		
Average (Day Time)			58.51	Average (Night Time)			49.43	
L Min - 53.2		L Max - 67.3		L Min - 46.6		L Max - 56.4		

Remark - All above Noise level results are within Central Pollution Control Board Standards limit.

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

# Neetal Laboratories And Environmental Services Pvt. Ltd.

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TC-11184

Format No. NLES/LAB/F/075-7.8

## TEST REPORT

Sample ID	NLES/26-27/05/NI/290		ULR	TC-111842600009289F				
Report No	NLES/26-27/05/NI/RE/290		Report Issue Date	20/05/2026				
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra							
Sample Name	Noise	Sample Description	Ambient Noise					
Date of Sampling	15/05/2026 - 16/05/2026		Sampling duration	24 Hrs.				
Sampling done by	Neetal Laboratories and Environmental Services Private Limited		Location	Near Gate No.2				
Instrument Details	Make		LUTRON SL-4023 SD-Q703281					
	Instrument ID No.		NLES/Lab/Inst/113					
	Calibration Status		Calibration on: 08/10/2025, Due On 07/10/2026					
<b>Results</b>								
Sr. No.	Date	Time	Result dB(A)	Date	Time	Result dB(A)	Specifications (CPCB) Standards dB(A)	Method
1	15/05/26	10:30 AM	59.4	15/05/26	10:30 PM	58.3	Day Time - <75 dB Night Time- <70 dB	CPCB Guideline
2	15/05/26	11:30 AM	55.1	15/05/26	11:30 PM	50.4		
3	15/05/26	12:30 PM	62.3	16/05/26	12:30 AM	51.6		
4	15/05/26	01:30 PM	63.6	16/05/26	01:30 AM	49.9		
5	15/05/26	02:30 PM	68.4	16/05/26	02:30 AM	48.7		
6	15/05/26	03:30 PM	59.4	16/05/26	03:30 AM	45.2		
7	15/05/26	04:30 PM	57.2	16/05/26	04:30 AM	47.3		
8	15/05/26	05:30 PM	59.1	16/05/26	05:30 AM	45.2		
9	15/05/26	06:30 PM	57.4	16/05/26	06:30 AM	58.4		
10	15/05/26	07:30 PM	59.6	16/05/26	07:30 AM	55.6		
11	15/05/26	08:30 PM	61.2	16/05/26	08:30 AM	57.9		
12	15/05/26	09:30 PM	58.4	16/05/26	09:30 AM	54.3		
Average (Day Time)			59.20	Average (Night Time)			49.57	
L Min – 54.3		L Max – 68.4		L Min – 45.2		L Max – 58.3		
<b>Remark - All above Noise level results are within Central Pollution Control Board Standards limit.</b>								

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*Kalyani*  
Reviewed By  
(Ms. Kalyani Gore)



*Abhishek*  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

# Neetal Laboratories And Environmental Services Pvt. Ltd.

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TC-11184

Format No. NLES/LAB/F/075-7.8

## TEST REPORT

<b>Sample ID</b>	NLES/26-27/05/NI/291	<b>ULR</b>	TC-111842600009290F
<b>Report No</b>	NLES/26-27/05/NI/RE/291	<b>Report Issue Date</b>	20/05/2026
<b>Name and Address of Customer</b>	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra		
<b>Sample Name</b>	Noise	<b>Sample Description</b>	Ambient Noise
<b>Date of Sampling</b>	15/05/2026 - 16/05/2026	<b>Sampling duration</b>	24 Hrs.
<b>Sampling done by</b>	Neetal Laboratories and Environmental Services Private Limited	<b>Location</b>	Near Tower No.04
<b>Instrument Details</b>	<b>Make</b>	LUTRON SL-4033SD-Q695805	
	<b>Instrument ID No.</b>	NLES/Lab/Inst/97	
	<b>Calibration Status</b>	Calibration on: 08/10/2025, Due On 07/10/2026	

### Results

Sr. No.	Date	Time	Result dB(A)	Date	Time	Result dB(A)	Specifications (CPCB) Standards dB(A)	Method
1	15/05/26	10:45 AM	60.2	15/05/26	10:45 PM	54.2	Day Time - <75 dB Night Time- <70 dB	CPCB Guideline
2	15/05/26	11:45 AM	58.2	15/05/26	11:45 PM	48.4		
3	15/05/26	12:45 PM	62.1	16/05/26	12:45 AM	51.3		
4	15/05/26	01:45 PM	60.3	16/05/26	01:45 AM	48.2		
5	15/05/26	02:45 PM	65.4	16/05/26	02:45 AM	47.2		
6	15/05/26	03:45 PM	57.5	16/05/26	03:45 AM	46.2		
7	15/05/26	04:45 PM	58.4	16/05/26	04:45 AM	45.1		
8	15/05/26	05:45 PM	53.6	16/05/26	05:45 AM	47.9		
9	15/05/26	06:45 PM	55.1	16/05/26	06:45 AM	58.4		
10	15/05/26	07:45 PM	57.1	16/05/26	07:45 AM	60.1		
11	15/05/26	08:45 PM	59.4	16/05/26	08:45 AM	57.4		
12	15/05/26	09:45 PM	56.2	16/05/26	09:45 AM	56.3		
<b>Average (Day Time)</b>			<b>58.48</b>	<b>Average (Night Time)</b>			<b>48.56</b>	
<b>L Min – 53.6</b>		<b>L Max – 65.4</b>		<b>L Min – 45.1</b>		<b>L Max – 54.2</b>		

**Remark** - All above Noise level results are within Central Pollution Control Board Standards limit.

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

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TC-11184

Format No. NLES/LAB/F/076-7.8

## TEST REPORT (Stack Emission)

Sample ID	NLES/26-27/05/ST/287	ULR	TC-111842600009286F			
Report No	NLES/26-27/05/ST/RE/287	Report Issue Date	20/05/2026			
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra					
Discipline	Chemical	Sample Description	Stack Material: MS			
Group	Pollution & Environment.		Stack Height: 1.0 Mtr			
Sub Group	Stack Emission		Stack Type: Round			
Date of Sampling	15/05/2026	Sampling Location	DG Set (62.5 KVA)			
Date of receipt of sample in lab	16/05/2026	Sampling duration	30 Min			
Sampling done by	Pride Enviro System					
Start Date of Analysis	16/05/2026	End Date of Analysis	20/05/2026			
Instrument Details	Make/ Model No.	Shree Scientific and Calibration /SSEC K-Type/FGA-100				
	Lab ID	NLES/Lab/Inst/116				
	Calibration Date	Calibration on 08/10/2025, Due On: 07/10/2026				
<b>Stack Information</b>						
1	Flue Gas Temperature	408	°K	Dimensions of Stack	0.1016	Mtr.
2	Differential Pressure	3.9	mm WG	Stack Area	0.0081	M <sup>2</sup>
3	Velocity	7.78	M/s	Gas Volume	165.84	Nm <sup>3</sup> /Hr.
<b>Results</b>						
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods	
1	Total Particulate Matter	34.51	mg/Nm <sup>3</sup>	≤ 150	IS 11255 (Part 1):1985	
2	Sulphur Dioxide (SO <sub>2</sub> )	11.11	mg/Nm <sup>3</sup>	N.S.	IS 11255 (Part 2):1985	
3	Sulphur Dioxide (SO <sub>2</sub> )	0.014	Kg/day	N.S.	IS 11255 (Part 2):1985	
4	Oxides Of Nitrogen	15.47	mg/Nm <sup>3</sup>	N.S.	IS 11255 (Part 7):2005	
➤ Remark- All above results are well within MPCB Limit. NS-Not Specified						

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

# Neetal Laboratories And Environmental Services Pvt. Ltd.

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TC-11184

Format No. NLES/LAB/F/073-7.8

## TEST REPORT

Sample ID	NLES/26-27/05/DW/288	ULR	TC-111842600009287F
Report No	NLES/26-27/05/DW/RE/288	Report Issue Date	20/05/2026
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra		
Discipline	Chemical + Biological	Date of Sample Collection	15/05/2026
Group	Water	Date of receipt of sample in lab	16/05/2026
Sub Group	Drinking Water	Sample Quantity	1 Liter Plastic Can + 250 ml Sterile Glass Bottle
Sample Description	Drinking Water	Sample Status	Sealed
Sample Collected by	Pride Enviro System		
Start Date of Analysis	16/05/2026	End Date of Analysis	20/05/2026

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)	Methods
1	Colour	1.0	Hazen	Max 5	IS 3025 (Part 4 Method a): 2021
2	Odour	Agreeable	-	Agreeable	IS 3025 (Part 5):1983
3	pH at 25°C	7.12	-	6.5 to 8.5	APHA 24 <sup>th</sup> Edition 4500-H+ B:2023
4	Turbidity	<1.0	NTU	Max 1	IS 3025 (Part 10): 1984
5	Total Dissolved Solids	65.0	mg/l	Max 500	APHA 24 <sup>th</sup> Edition 2540 C:2023
6	Calcium (as Ca)	6.34	mg/l	Max 75	IS 3025 (Part 40, Method a):1991
7	Chloride (as Cl)	5.87	mg/l	Max 250	APHA 24 <sup>th</sup> Edition 4500-Cl B:2023
8	Magnesium (as Mg)	4.33	mg/l	Max 30	APHA 24 <sup>th</sup> Edition 3500 Mg B:2023
9	Sulphate (as SO <sub>4</sub> )	<5.0	mg/l	Max 200	IS 3025 (Part 24, Section 1, Method b):2022
10	Total Alkalinity (as CaCO <sub>3</sub> )	30.0	mg/l	Max 200	IS 3025 (Part 23):1986
11	Total Hardness (as CaCO <sub>3</sub> )	33.68	mg/l	Max 200	IS 3025 (Part 21, Method a):2009
12	Residual Chlorine	<0.30	mg/l	Min 0.2	IS 3025 (Part 26, Method a):1986
13	Nitrate	0.22	mg/l	Max 45	APHA 24 <sup>th</sup> Edition 4500-NO3 B:2023
14	Total Coliform	Absent	Per 100ml	Shall not be detectable in any 100 ml sample	IS 15185:2016
15	E Coli	Absent	Per 100ml	Shall not be detectable in any 100 ml sample	IS 15185:2016

**Remark** - The above water sample is comply with required limit as per IS 10500:2012

#### Terms and Conditions

- This Report is valid for tested sample only
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, NLES.

*Kalyani*  
Reviewed By  
(Ms. Kalyani Gore)



*Abhishek*  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

# Neetal Laboratories And Environmental Services Pvt. Ltd.

Address : H.NO. 43, SANTOSH NAGAR, WAKI BK., TAL. KHED, DIST. PUNE - 410 501  
 Website : www.neetalenvirolab.com, Mob. 8669699854 / 52  
 Email: sales@neetalenvirolab.com / neetalenviro@gmail.com



TC-11184

Format No. NLES/LAB/F/072-7.8

TEST REPORT				
Sample ID	NLES/26-27/05/SI/289	ULR	TC-111842600009288F	
Report No.	NLES/26-27/05/SI/RE/289	Issue Date	20/05/2026	
Name and Address of Customer	M/s. Lodha Developers Limited ( Residential and Commercial Project by) Gat No. 1315 (P), Village Wagholi, Taluka- Haweli, District- Pune, Maharashtra			
Discipline	Chemical	Date of Sample Collection	15/05/2026	
Group	Pollution & Environment.	Date of receipt of sample in lab	16/05/2026	
Sub Group	Soil/ Sediments	Sample Quantity	1 Kg Plastic Bag	
Sample Description	Garden Soil	Sample Status	Sealed	
Sample Collected By	Pride Enviro System			
Start Date of Analysis	16/05/2026	End Date of Analysis	20/05/2026	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH	7.08	-	IS 2720 (Part 26):1987
2	Electrical Conductivity	326.0	µS/cm	IS 14767:2000
3	Organic Matter	2.72	%	Methods Manual, Soil Testing in India (Department of Agriculture and Cooperation, Ministry of Agriculture, Government of India) Page No.83:2011
4	Organic Carbon	1.57	%	Methods Manual, Soil Testing in India (Department of Agriculture and Cooperation, Ministry of Agriculture, Government of India) Page No.83:2011
5	Available Nitrogen	21.94	Kg/hect	Methods Manual, Soil Testing in India (Department of Agriculture and Cooperation, Ministry of Agriculture, Government of India) Page No.89:2011
6	Available Phosphorus	5.18	Kg/hect	Methods Manual, Soil Testing in India (Department of Agriculture and Cooperation, Ministry of Agriculture, Government of India) Page No.95:2011
7	Available Potassium	11.42	Kg/hect	Methods Manual, Soil Testing in India (Department of Agriculture and Cooperation, Ministry of Agriculture, Government of India) Page No.99:2011

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*Kalyani*  
 Reviewed By  
 (Ms. Kalyani Gore)



*Abhishek*  
 Authorized Signatory  
 (Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

Annexure 16-Copy of Newspaper Advertisement

Bank of Baroda, Zonal Office, Pune Zone, 2nd Floor, 11/11 Sharda Centre, Khilare Path, Erandwane, Pune 04. Tender Notice. Bank of Baroda invites offers from the owner / Power of Attorney holders of premises with Clear & Marketable Titles for Commercial Premises with completion / occupation certificate on LEASE having carpet area of approximately 325.28 - 371.75 sq.mtrs i.e. (3500 - 4000 sq.ft.) at any floor for shifting of our Corporate Financial Services (CFS) Branch to alternate Premises within commutable distance of 5 - 6 Kms by road from existing location of the branch i.e. Mantri Court, 1st Floor, 39, Ramabai Ambedkar Road, Pune - 411001 with all facilities including adequate power supply, ample Parking and lift facility etc..

PUBLIC NOTICE. The Proposed Residential and Commercial Project at Gat No. 1315 (P), Village- Wagholi, Taluka- Haweli, District- Pune, Maharashtra by M/s. Macrotech Developers Limited (M/s.Lodha Developers Limited) was accorded the Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Environment Department, Govt. of Maharashtra under letter no.: SIA/MH/INFRA2/542876/2025 on 08.10.2025. The copy of the clearance letter is available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at http://parivesh.nic.in/

Public Notice. It is hereby informed to all the people, that the House Property Bearing No 339, Haring area 238 sq.ft non residential and 1114 sq. ft residential situated within boundary of Rajgurunagar Munciple Council at Village Rajgurunagar, Tal-Khed, Dist-Pune. The original documents of the said property, i.e. Deed of Gift Bearing No. 1139/1986 and Purchase Bearing No. 1994/1988, are missing from our clients, regarding which they have filed a complaint at Khed Police Station, Tal. Khed, Dist. Pune on 8/10/2025, Crime Reg. No. 453/2025 (NC) regarding the missing documents. If anyone finds the said purchase deed, he should return it to our address or that of our clients and also so that no one misuses the said document in the future, therefore, this public notice is being published. Place : Rajgurunagar Date: 09/10/2025. Ajinkya R. Wafgaonkar Sandip Gangaram Kolekar Advocate Address-Omkar Plaza, First Floor, Office No 14, Court Near, Rajgurunagar, Tal-Khed, Dist-Pune M-9011850889

Standard Chartered Bank. POSSESSION NOTICE FOR IMMOVABLE PROPERTIES. Whereas the undersigned being the Authorized Officer of the Standard Chartered Bank. Under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demat notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice/s/date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken symbolic possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of Standard Chartered Bank, for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Blank space for advertisement or notice.

PUBLIC NOTICE. Notice is hereby given to the public at large, especially residing in Situated at Rahani, Kalewadi, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation, Pimpri Chinchwad as under. 1. Description of the property: All the piece and parcel of the property bearing Survey No. 111/13A/1, Total area measuring 465.00 Sq. Mtr. Flat No. 11, having built up area measuring 55.76 Sq. Mtr., Third Floor, Building named as 'Shiv Sai Apartment', Situated at 'Shiv Sai Apartment Co Op Hsg Society Ltd', Rahani, Kalewadi, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation, Pimpri Chinchwad, owned by Mr. Satish Dayanand Athwal. Boundaries towards East: Chawl, towards West: Road, towards north: Property of Mr. Fulhani, towards South: Property of Mohandas Kulkarni. 2. That property described above in Para No. 1 are belonging to Mrs. Venkateshwara Developers and Builders. That, Mrs. Venkateshwara Developers and Builders has sold to Mr. Dayanand Santu Athwal and others by register agreement for sale dated 18.08.2005 which is duly registered in the office of Sub Registrar, Haveli at Sr. No. 2558 of 2005. That Mr. Dayanand Santu Athwal and others has executed Gift deed in favour of Mr. Satish Dayanand Athwal by register Gift deed dated 11.08.2023 which is duly registered in the office of Sub Registrar, Haveli at Sr. No. 10135 of 2023. That, Mr. Satish Dayanand Athwal has agreed to sale to Miss. Mohini Janu Gaikwad. 3. That, said Miss. Mohini Janu Gaikwad has approached to State Bank of India, MINI FACPC Branch, Solapur to avail the loan by mortgaging the said property. That Bank has noticed that the aforesaid original deed dated 18.08.2005 has been misplaced. The complaint for lost of deed is registered with Chaturshringi, Police Station vide Lost Register No. 31105 of 2024 dated 28.02.2024. 4. In view of above, my client hereby give a notice to the public at large and calls upon all or any persons who have any right, title interest in the above described properties to submit all their objections in written on the below address and claims within a period of 15 days of the date of publication of the notice, failing which my client will presume that no adverse claim or objections concerning the said property exist. So please do note. This public notice is given in order to see that nobody would be cheated pertaining to and in the above matter. Mr. Suchir V. Deshpande, Advocate Chamber No. 3, District Court Compound, Solapur. Mobile: 9730199192

Muthoot Homefin (India) Ltd. Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028. POSSESSION NOTICE (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest(Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with interest thereon. The Borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

ARMB, Nashik. Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009. Ph. 0253-2323020 E-mail: cs8288@pnb.co.in. E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES (STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002). E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website www.pnbIndia.in & https://baanknet.in on 29.10.2025 @ 11.00AM to 4.00PM. 4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E- Auction. 5. For detailed term and conditions of the sale, please refer www.pnbIndia.in & https://baanknet.com. Date : 10.10.2025 Place : Nashik. Mr. Venkatesh S. Chief Manager and Authorized Officer, Punjab National Bank, (Secured Creditor)

When industry giants speak, everyone listens. In-depth Q&As with market mavens - every Monday in Business Standard. To book your copy, SMS reachbs to 57575 or email order@bmail.in

Business Standard CAMPUS TALK PROMOTIONS. DYPIMS ORGANISES GRAND INDUCTION PROGRAM OR MBA BATCH 2025-27. Dr DY Patil Institute of Management Studies (DYPIMS), Akurdi, Pune, organised a grand Induction Program for the new MBA batch (2025-27) on 27th September 2025. Dr Parag Kalkar, Pro Vice-Chancellor, Savitribai Phule Pune University, graced the occasion as the Chief Guest, while Mr Vinod Bidwaik, CHRO, Sakal Media Group was the Guest of Honour. The program was presided over by Dr Bharat Patil, Executive Director, DYPIMS; Mrs Supriya Patil Trustee; Dr Shweta Patil, Managing Director, DYPIMS; Rear Admiral Amit Vikram (Retd.), Campus Director, Dr DY Patil Educational Complex; Dr J G Patil, Director and Trustee, DYPERP; and Dr Lalit Prasad, In-Charge Director, DYPIMS. In his welcome address, Dr Lalit Prasad encouraged students to embrace the opportunities and challenges presented by Artificial Intelligence and the rapidly changing global environment. Dr Bharat Chavan Patil, Executive Director, emphasised DYPIMS's commitment to providing quality education, modern infrastructure, and a holistic learning environment. He urged students to make full use of these resources to shape successful careers. Addressing the students, Chief Guest Dr Parag Kalkar highlighted the need to align with the global labour market, which is evolving rapidly due to technological advancements. He advised students to continuously upgrade their skills and adapt to the changing landscape of the manufacturing and service sectors. Guest of Honour Mr Vinod Bidwaik stressed that while jobs are available in the market, there is a shortage of competent and committed professionals. He encouraged students to develop strong human resource skills and demonstrate dedication, commitment, and loyalty to their future organizations.

Circle SASTRA Centre Nashik, Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009. Ph. 0253-2323020 E-mail: cs8288@pnb.co.in. E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES (STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002). E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website www.pnbIndia.in & https://baanknet.in on 29.10.2025 @ 11.00AM to 4.00PM. 4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E- Auction. 5. For detailed term and conditions of the sale, please refer www.pnbIndia.in & https://baanknet.com. Date : 10.10.2025 Place : Nashik. Mr. Vivek Bodi Chief Manager and Authorized Officer, Punjab National Bank, (Secured Creditor)



