

# SAMRAT PROMOTERS & DEVELOPERS

Final Plot No. 564/2B, C.T.S. No. 1199A/2, Ghole Road, Shivajinagar, Pune - 411004.

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Date: 05/05/2025

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

**Subject:** Submission of Half Yearly Post Environmental Clearance Compliance Report for the period November 2024 to April 2025.

**Project:** Proposed IT Building Construction Project by "M/S. Samrat Promoters and Developers" at Survey No. 57/5 Part, Village - Kharadi, Taluka - Haveli, Pune, Maharashtra

**Reference:** EC Identification No. - EC24B038MH166017 dated 05.01.2024

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the period November 2024 to April 2025.  
This is for your kind information and consideration.

Thanking You,  
Yours Faithfully

**For Samrat Promoters and Developers**

**Authorized Signatory**



Encl.:

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

Copy To,

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

# **ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT**

**June 2025 Submission**

**For**

**Proposed Construction Project**

**At**

**"S. No. 57/5, Part, Kharadi, , Tal. Haveli, Pune"**

**By**

**"M/s. Samrat Promoters & Developers"**

**EC Identification No. - EC24B038MH166017 dated 05.01.2024**

**Prepared By**

**QCI NABET EIA Accredited Consultant Organization**

**Pollution and Ecology Control Services**

**Certificate No.: NABET/EIA/2023/SA0165**

## Monitoring the Implementation of Environmental Safeguards

### Ministry of Environment, Forest & Climate Change

#### Regional Office (West Central Zone), Nagpur

#### Monitoring Report Data Sheet (Part – I)

### Project Details

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8 'A' Category 'B')
2.	Name of the Project	Proposed Construction Project by "M/s. Samrat Promoters & Developers"
3.	Clearance letter(s) /OM NO.& date	EC Identification No. - EC24B038MH166017 dated 05.01.2024
4.	Location	"S. No. 57/5, Part, Kharadi, , Tal. Haveli, Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18°33'48.56"N and 73°57'11.47"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Vilas Shirke, S. No. 57/5 Part, Kharadi, Taluka Haveli, Dist.-Pune. Maharashtra Mob. No. 9823469165
	b) Address of executive project engineer/manager (with pin code/ fax numbers )	
6.	Salient Features	
	a) of the project	<ul style="list-style-type: none"> <li>EC is attached.</li> </ul>
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 11631.45 Sq. m
		Total Approved Built up Area : 108237.79 Sq. m
		RG Area : 386.30 Sq. m
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Not Applicable.

9.	<b>Financial Details :</b>	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Project Cost- 428 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (Pollution Control Measures) – 495 Lacs O&M Cost (Construction Phase) – 2.1 Lacs/year O&M Cost (Operation Phase) – 76 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase Expenditure on EMP– 2 Lacs/Year (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring).
10.	<b>Forest Land Requirement</b>	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	Architect Certificate is attached.
13.	<b>Reason for delay</b> if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	PP has obtained CCR & for this CCR Site visit has been done previously dated 13/07/2023
	b) Date of site visit for this monitoring report	Not for this Monitoring Report
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

## Point Wise Compliance Report – Part II

### I. SPECIFIC CONDITIONS - SEAC

Sr.	Conditions	Compliance
I)	PP to submit copy of IOD	Complied. Compliance submitted to SEIAA
II)	PP to submit CCR from Regional Office, MoEF&CC, Nagpur	Complied. Compliance submitted to SEIAA
III)	P to ensure minimum 40% open to sky provision to STP by relocating the same if required.	Complied. Compliance submitted to SEIAA.
IV)	PP to submit revalidated garden NOC & revised landscape plan incorporating indigenous tree species.	Complied. Compliance submitted to SEIAA
V)	PP to submit Rain Water Harvesting Calculations.	Complied. Compliance submitted to SEIAA
VI)	PP to provide electric charging facility by providing charging points at suitable places.	PP Consented to Condition
VI)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

### II. SPECIFIC CONDITIONS - SEIAA

Sr.	Conditions	Compliance
I)	PP submitted that, their total plot area is 11631.45 m <sup>2</sup> out of which 7768.43 m <sup>2</sup> is for HDH reservation & 386.02 m <sup>2</sup> for residential area. PP further submitted that, as per rule 11.1 (x) of UDCPR, regulation of required recreational open space is not applicable for development of reservation other than residential purpose. PP further submitted that, as per said regulation 10% recreational open space is not applicable for HDH reservation and hence they have provided 10% recreational open space having area of 386.30 m <sup>2</sup> for residential area. Local Planning authority to ensure the validity of the same.	PP has consented to Condition.
II)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition.  Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved
III)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has consented to Condition.
IV)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to condition.
V)	SEIAA decided to grant EC for- FSI: 69893.24 m <sup>2</sup> & Non-FSI: 38344.55 m <sup>2</sup> and Total BUA: 108237.79 m <sup>2</sup> ( Plan Approval No. 12926, Dated 30.10.2023)	Noted.

### III. GENERAL CONDITIONS

Construction Phase (Project is at 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.	Complied.  During construction phase Dry Waste will handed over to SWaCH
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	PP has consented to Condition.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material is generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	PP has consented to Condition.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition.  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	PP has consented to Condition.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied.  No ground water extraction takes place.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing ground water
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	PP has consented to Condition.  PP will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition.  PP will strictly adhere the stipulated condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	PP has consented to Condition.  The generated topsoil stored and used for landscaping purpose.
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to Condition.  Excavated debris & construction waste is 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 contaminants.	Complied.

XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	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	PP has consented to Condition.  CPCB approved enclosed type D.G. sets being used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB) standards.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition.  Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	PP has consented to Condition.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Complied.  Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	PP has consented to Condition.  CPCB approved enclosed type D.G. sets will be used in case of power failure.  The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB) guidelines.
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	PP has consented to Condition.  Project proponent has made Separate Environment Cell for regular supervision

## General EC Conditions

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



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

# Environment Management Plan

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## INTRODUCTION

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

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

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

### During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

# Environment Management Plan

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## During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

## Land Environment

### During Construction Phase

Waste generated from construction activity includes construction debris,  
The following section discusses management for each type of waste.

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

### During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

## Air Environment

### During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

# Environment Management Plan

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- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

## **Operation Phase**

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

### **Vehicle Emission Controls**

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

### **Landscape Development**

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

## **Noise Environment**

### **Construction Phase**

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

## **Water Environment**

### **Construction Phase**

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

## **Operation Phase**

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

### **Minimizing water consumption**

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

#### **Usage:**

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
  - Wastewater Treatment Scheme
  - Storm Water Management scheme have been suggested.

## **BIOLOGICAL ENVIRONMENT**

### **Construction Phase**

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

### **Operation Phase**

The project is commercial in nature & will have minimal emissions, for which efforts will be taken to minimize the impact. Extensive plantation & landscaping is done to mitigate any impact during this phase.

### **Plantation & Landscaping**

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc.

# Environment Management Plan

## Environment Monitoring Cell

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

## Environmental Management Audits

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

### Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

# Environment Management Plan

## Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
Water Regime	<ul style="list-style-type: none"> <li>• Install water meters, take reading routinely, &amp; record in the register.</li> <li>• Install necessary mobile toilet for construction workers &amp; staff etc. to look after its operational &amp; maintenance.</li> <li>• Keep a daily watch on sanitation/drains &amp; good housekeeping.</li> <li>• Examine proper management of channelization of water to avoid water logging at site.</li> <li>• Oil spill prevention measures to be taken to avoid pollution of water body.</li> <li>• Material storage areas to be kept far away from water body</li> </ul>	<ul style="list-style-type: none"> <li>• Install waster meters &amp; take readings routinely.</li> <li>• Monitoring of PH, COD, BOD&amp; TSS of the units to ensure good treatment of wastewater into sewage treatment.</li> <li>• Ensure the network of connection to rain water harvesting units.</li> <li>• Monitoring of water from recharge pits for specified parameters.</li> </ul>
Air	<ul style="list-style-type: none"> <li>• Monitoring of Air Quality through MoEF approved lab.</li> <li>• Ensure water sprinkling for dust suppression.</li> <li>• Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored.</li> <li>• Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures.</li> <li>• Examine proper traffic arrangements for construction vehicles including instance of their PUC.</li> <li>• Prohibition of open burning of solid waste.</li> <li>• Provision of mask &amp; other personnel gazettes to workers with regular health check-up programme.</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare a schedule &amp; implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures &amp; specification as per CPCB norms for its stack height.</li> <li>• Trees will be planted with special care for controlling dust &amp; noise &amp; placing them very near to the sources of nuisance from air &amp; noise point of view.</li> <li>• Monitoring of Air quality through MoEF approved lab.</li> <li>• DG Set Stack monitoring through MoEF approved lab.</li> </ul>
Solid Waste	<ul style="list-style-type: none"> <li>• Provide training to sub-contractor &amp; worker for good sanitation &amp; collecting their individual waste separate it as dry &amp; wet in respective color coded dustbins provided.</li> <li>• Isolated storage of construction raw material such as paint varnishes etc.</li> <li>• Segregated garbage will be handed over to authorized agency.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure collection of solid waste everyday &amp; keeping the record of this qty&amp; documents.</li> <li>• Segregation of garbage into degradable &amp; non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.</li> </ul>

# Environment Management Plan

Soil & Greening	<ul style="list-style-type: none"> <li>• Provision of separate place for storage of top soil to be used in due course for plantation.</li> <li>• Avoid excavation during high windy day &amp; heavy monsoon day.</li> <li>• Excess excavation will be used within the premises.</li> <li>• Ensuring that no trees cutting.</li> <li>• Plant trees along the boundary of project area.</li> </ul>	<ul style="list-style-type: none"> <li>• Proper landscaping is designed by the landscape architect that are of native species, having good canopy capable of barricading noise, wind borne dust.</li> <li>• Ensure maintenance of lawn &amp; tree plantation.</li> <li>• Provision of work force, tools &amp; watering arrangements.</li> <li>• The trimming to be conducted routinely &amp; especially at advent of monsoon.</li> <li>• To keep a watch on storm water drainage especially on adequacy of capacity.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• To prepare &amp; get approved a regular Noise monitoring schedule &amp; stations.</li> <li>• Provision of ear plugs for constructions labor &amp; staff insist its use.</li> <li>• There will be no noisy work in night shift.</li> <li>• Ensure the provision of barricades along periphery of the site.</li> <li>• To obtain guidance from the suppliers &amp; maintain acoustic enclosures for DG sets</li> </ul>	<ul style="list-style-type: none"> <li>• To prepare &amp; get approved a regular Noise monitoring schedule.</li> <li>• To obtain guidance from the suppliers &amp; maintain acoustic enclosure for DG sets.</li> <li>• To ensure smooth flow make provision of proper parking arrangements, traffic management.</li> </ul>



**TEST REPORT**

Report No:	EFEL/PRO/2025/05/190	Issue Date	12/05/2025
Name and Address of Customer	"M/s. Samrat Promoters and Developers" at Survey No. 57/5 Part, Village-Kharadi, Taluka-Haveli, Pune, Maharashtra.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	05/05/2025	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	36°C	Wet bulb temperature	30°C
Relative Humidity	48% RH	Sampling done by	Client
Start Date of Analysis	06/05/2025	End Date of Analysis	12/05/2025

**Results**

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	16.3	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	24.7	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	61.8	µg/m <sup>3</sup>	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	33.5	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	1.23	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	25.5	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	<5	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

**Remark-** All above results are within National Ambient Air Quality standards.

BDL – Below Detectable Limit.



Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

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

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

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

**TEST REPORT**

Report No:	EFEL/PRO/2025/05/191	Issue Date	12/05/2025
Name and Address of Customer	"M/s. Samrat Promoters and Developers" at Survey No. 57/5 Part, Village-Kharadi, Taluka-Haveli, Pune, Maharashtra.		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	05/05/2025	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	06/05/2025	End Date of Analysis	12/05/2025

**Results**

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.25	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	63.3	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	28.5	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	10.20	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO <sub>4</sub> )	5.91	mg/L	<200	IS 3025 (Part 24)
6	Nitrate( as NO <sub>3</sub> )	0.34	mg/L	<45	APHA 4500 NO3, 23 <sup>rd</sup> Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 <sup>rd</sup> Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
9	Chloride ( as Cl)	21.8	mg/L	<250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	6.32	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	2.88	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 <sup>rd</sup> Ed.2017
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100m	<2	IS 1622:1981

**Remark(s):**

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



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

**TEST REPORT**

Report No:	EFEL/PRO/2025/05/192	Issue Date	06/05/2025
Name and Address of Customer	"M/s. Samrat Promoters and Developers" at Survey No. 57/5 Part, Village-Kharadi, Taluka-Haveli, Pune, Maharashtra.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	05/05/2025	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Main Gate

**Noise Monitoring Report**

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	53.2	18.00	50.5	dB(A)	55/45
07.00	52.8	19.00	43.1	dB(A)	
08.00	54.5	20.00	42.5	dB(A)	
09.00	54.1	21.00	41.8	dB(A)	
10.00	53.6	22.00	44.5	dB(A)	
11.00	52.5	23.00	44.3	dB(A)	
12.00	53.9	24.00	43.8	dB(A)	
13.00	53.5	01.00	42.7	dB(A)	
14.00	51.7	02.00	44.6	dB(A)	
15.00	53.1	03.00	43.4	dB(A)	
16.00	52.4	04.00	42.7	dB(A)	
17.00	50.5	05.00	43.5	dB(A)	
Day Time Leq	52.9				
Night Time Leq	42.6				

**Remark-**

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



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**TEST REPORT**

Report No:	EFEL/PRO/2025/05/193	Issue Date	12/05/2025
Name and Address of Customer	"M/s. Samrat Promoters and Developers" at Survey No. 57/5 Part, Village-Kharadi, Taluka-Haveli, Pune, Maharashtra.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	05/05/2025	Sampling Time	14:10 PM
Sampling Location	Landscape area	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	02 kg
Start Date of Analysis	06/05/2025	End Date of Analysis	12/05/2025

**Results**

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	27	%	
	b) Silt	30	%	
	c) Clay	43	%	
	A. Soil type	Silty clay	-	
2	pH at 25°C	7.47	--	IS 2720(Part 26) 1987
3	EC at 25°C	863.8	µS/cm	IS 14767 : 2000
4	Moisture Content	5.8	%	Manual Of Soil Testing
5	Organic Matter	4.7	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	3.1	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	45.4	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	13.2	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	2.7	mg/Kg	Manual Of Soil Testing
10	Water Holding	52.3	%	Manual Of Soil Testing
11	Calcium as (Ca)	46.1	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	20.7	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<0.01	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	<0.05	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.2	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.01	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	7.49	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	0.67	mg/Kg	Manual Of Soil Testing



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



**TO WHOM SO EVER IT MAY CONCERN**

We are working as Architects for the proposed IT Building at S.No. 57/5, Plot No. 2A/1, Kharadi, Pune being developed by M/s. Samrat Promoters & Developers, having their office at Plot No. 564/2B, C.T.S. No. 1199A/2, Near Shabari Hotel, Ghole Road, Shivaji Nagar, Pune - 411 004.

The said project having granted EC dated 05/01/2024 bearing No. SIA/MH/INFRA2/434239/2023, The details of the project mentioned in the EC are as follows :-

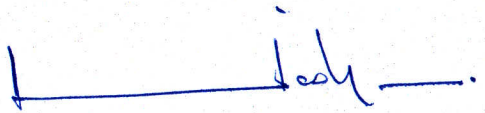
Description	
Plot Area	11631.45 Sq.m.
F.S.I. Area	69,893.24 Sq.m.
Non F.S.I. Area	38,344.55 Sq.m.
Total Built up Area	1,08,237.89 Sq.m.

**The Building Configuration is as follows.**

Sr. No.	Building Name	Building Configuration	Height in mtrs	Status
1	IT Building	B+G+Mezz+P1+P2+P3+12 Office Floor	66	B+G+Mezz+P1+P2 RCC work completed. P3 slab casting work is in progress.

Construction work is in progress at above mentioned work site. This certificate is issue on Request of developers.

**Date : 05/05/2025**  
**Place: Pune**

  
**(Vishal J. Deshpande)**  
**Regn. No. CA-2008/42068**



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

To,

The -1

SAMRAT PROMOTERS AND DEVELOPERS

Final Plot No. 564/2 B, CTS No. 1199 A/2 Ghole Road, Shivaji Nagar,  
Pune. -411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/434239/2023 dated 22 Jun 2023. The particulars of the  
environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH166017
2. File No.	SIA/MH/INFRA2/434239/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	IT Building Construction Project
7. Name of Company/Organization	SAMRAT PROMOTERS AND DEVELOPERS
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 05/01/2024

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

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

*This is a computer generated cover page.*

PARIVESH

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/434239/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. SAMRAT PROMOTERS AND DEVELOPERS,  
Survey No. 57/5 Part, Kharadi,  
Taluka Haveli, Dist.-Pune.

**Subject : Environmental Clearance for IT Building Construction Project at  
Survey No. 57/5 Part, Kharadi, Taluka Haveli, Dist.-Pune by M/s.  
SAMRAT PROMOTERS AND DEVELOPERS**

**Reference : Application no. SIA/MH/INFRA2/434239/2023**

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 3<sup>rd</sup> November, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/434239/2023
2.	Name of Project	IT Building Construction Project
3.	Project category	8(a)B2
4.	Type of Institution	Private
5.	Project Proponent	Name Mr. Tushar Yeole Regd. Office address Commerzone, Building No. 7, 1st Floor, Survey No. 144/145, Samrat Ashoka Park, off. Airport Road, Yerwada, Pune. Contact / e-mail 9823469165 k57moef@kraheja.com
6.	Consultant	Open Arch Design and Enviro Solutions LLP 302, big Splash, Plot no. 78 & 78, Sector 17, Vashi, Thane, Maharashtra- 400703 Accreditation No : NABET/EIA/2124/IA0081
7.	Applied for	Expansion
8.	Details of previous EC	Yes
9.	Location of the project	Survey No. 57/5 Part, Kharadi , Taluka Haveli, Dist .- Pune. Maharashtra
10.	Latitude and Longitude	Latitude- 18°33'48.56"N, Longitude-73°57'11.47"E
11.	Total Plot Area (m2)	11,631.45 sq.mt.
12.	Deductions (m2)	0.00 sq m
13.	Net Plot area (m2)	11,631.45 sq.mt.



14.	Proposed FSI area (m2)		69,893.24 sq.mt.			
15.	Proposed non-FSI area (m2)		38,344.55 sq.mt.			
16.	Proposed TBUA (m2)		1,08,237.79 sq.mt.			
17.	TBUA (m2) approved by Planning Authority till date		Approved FSI area (sq. m.): -In process. Approved Non FSI area (sq. m.): - In process. Sanction B.P. no: In process. Date of Approval: In process.			
18.	Ground coverage (m2) & %		5,907.93 sq.mt.			
19.	Total Project Cost (Rs.)		428 Cr.			
20.	CER as per MoEF & CC circular dated 01/05/2018		According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan			
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, St = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shop = Sh>					Reason for Modification / Change
	Previous EC / Existing Building		Proposed Configuration			
22.	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	IT Building	3B+G+12	55.20	IT Building	B+G+Mezz+P1+P2+P3+12 office floor	66.0
						Expansion Project
23.	Total number of tenements		Commercial Shop - 2 No's Offices - 46 No's Commercial Population - 10,876 No's			
24.	Water Budget		Dry Season (CMD)		Wet Season (CMD)	
			Fresh Water	222.00	Fresh Water	222.00
			Recycled for Gardening	9.00	Recycled for Gardening	0
			HVAC	163.00	HVAC	115.00
			Flushing	191.00	Flushing	191.00
			Total	585.00	Total	528.00
			Waste water generation	371.00	Waste water generation	371.00
25.	Water Storage Capacity for Firefighting / UGT (m3)		Firefighting - Underground water tank (CMD): 300.00 Firefighting - Overhead water tank (CMD): 40.00 for each building			
26.	Source of water		PMC			
27.	Rainwater Harvesting (RWH)		Level of the Ground water table:		Post Monsoon: 8-10 m Pre-Monsoon: 11-13 m	
			Size and no of RWH tank(s) and Quantity:		2 X 2 X 3.0 m	
			Quantity and size of		Total recharge pots- 06 Nos.	



		recharge pits:		
	Details of UGT tanks if any:	Domestic Capacity: 231CUM Flushing UG Tank Capacity: 382 CUM Fire Fighting Capacity: 300 CUM		
28	Sewage and Wastewater	Sewage generation in CMD:	391 KLD	
		STP technology	MBR	
		Capacity of STP (CMD):	410 KLD	
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste	Excavation: 60,900 cum	16,875 Cum Using for Filling in Plinth, Gardening etc. on proposed project site Dispose Quantity : 44,205 Cum
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	1191 kg/Day	Dry waste will be sent for recycling to agency SWACH
		Wet waste:	794 kg/Day	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	5.92 kg/Day	Handed over to authorized vendor
31	Green Belt Development	Total RG area (m2)	386.30 sq.m	
		Existing trees on plot	No	
		Number of trees to be planted	145 Nos	
		Number of trees to be cut	NO	
		Number of trees to be Transplanted	NO	
32.	Power requirement :	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	145 KW.	
		During Operation phase (Connected load):	9510 KW	
		During Operation phase (Demand load):	5642 KVA	
		Transformer:	4(W) X 2000 KVA, 2(S) X 2000 KVA	
		DG set:	4(W) X 2000 KVA, 1(S) X 2000 KVA	
		Fuel used:	HSD	

33.	Details of Energy saving	• Total Energy Saving By Solar Pv – 5 %			
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Air	Dust suppression measures and barricading	2.1 Lac	
		Land	Site Sanitation & Safety		
		Env. management	Environmental Monitoring		
		Health & safety	Disinfection and Health Check-ups		
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Storm Water	Storm water	22.36 lac.	1.00 lac/yr
		Sewage treatment	MBBR	129 lac	19.35 lac/yr
		RWH	Rainwater Harvesting	12.00 lac	0.60 lac/yr
		Solid Waste	Municipal Solid waste	15.00 lac	11.50 lac/yr
		Green belt development	Landscaping	27.00 lac	2.50 lac/yr
		Energy saving	Energy Savings	305.5 lac	46 lac/yr
		Environmental Monitoring	Air, water, Noise, Soil	---	0.125 lac/yr
		Disaster Management	Lightning arrestor	40 lac	---
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	784	1222	12.50
		2-Wheeler	2867	327	2.0
37.	Details of Court cases / litigations w.r.t. the project and project location if any.		No		

Comparative Statement for the project-

Particular	As Per Previous EC SIA/MH/MIS/137562/2020 Dated 06-07-2021	As Per Proposed EC Application	Remark
Plot Area	11,631.45 Sq.mt	11,631.45 Sq.mt	Same
Deduction	0 Sq.Mt.	0 Sq.Mt.	Same
Net Plot	11,631.45 Sq.mt	11,631.45 Sq.mt	Same
FSI	60,493.00	69,893.24 Sq.Mt	Increasing 9400.24 Sq.Mt.
NON FSI	59,718.79	38,344.55 Sq.Mt	Decreasing 21374.24 Sq.Mt.
BUA	1,20,221.79	1,08,237.79 Sq.Mt.	Decreasing 11984 Sq.Mt.

Existing			Proposed			Remark
IT Building & Club House	3B+G+1 2	55.20	IT Building	B+G+Mezz+P1+P2+P 3+12 office floor	66.00	Change in Building Configuration and building height

Commercial Users	11,165	Commercial Users	10,836	Decreasing Users.	329
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Particular	As Per Previous EC SIA/MH/MIS/137562/2020 Dated 06-07-2021	As Per Proposed EC Application	Remark
Plumbing	Total Water – 582 KLD	Total Water – 585.00 KLD	Increasing 3 KLD
Electrical	Transformer – 4(W)#2000 KVA 2(S)#2000 KVA DG Set – 4(W)#2000 KVA 1(S)#2000 KVA	Transformer – 4(W)#2000 KVA 2(S)#2000 KVA DG Set – 4(W)#2000 KVA 1(S)#2000 KVA	Transformer – Same Add DG Set – Same
STP	375 KLD (MBBR)	410 KLD (MBR) Proposed	Increasing 35 KLD
SWM	Wet Waste: 893 Kg/day Dry Waste: 1340 Kg/day Total Waste: 2233 Kg/day	Wet Waste: 794 Kg/day Dry Waste: 1191 Kg/day Total Waste: 1985 Kg/day	Decreasing Wet Waste: 99 Kg/day Decreasing Dry Waste: 149 Kg/day Decreasing Total Waste: 248 Kg/day
Landscape	Trees to be planted- 159 No's	Trees to be planted- 145 No's	As per PMC Norms.
Recharge Pit	06 No's	06 No's	Same

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/MIS/137562/2020, Dated 06th July 2021 for total BUA of 1,20,221.79 m<sup>2</sup>. Proposal has been considered by SEIAA in its 269<sup>th</sup> (Day-2) meeting held on 3<sup>rd</sup> November, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit the copy of IoD.
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEF&CC, Nagpur.
3. PP to ensure minimum 40% open to sky provision to STP by relocating the same if required.
4. PP to submit revalidated Garden NoC and revised landscape plan incorporating indigenous tree species.
5. PP to submit details of rain water harvesting calculations.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Also, PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

## **B. SEIAA Conditions-**

1. PP submitted that, their total plot area is 11631.45 m<sup>2</sup> out of which 7768.43 m<sup>2</sup> is for HDH reservation and 3863.02 m<sup>2</sup> for residential area. PP further submitted that, as per rule 11.1 (x) of UDCPR, regulation of required recreational open space is not applicable for development of reservation other than residential purpose. PP further submitted that, as per the said regulation 10% recreational open space is not applicable for the HDH reservation and hence they have provided 10 % recreational open space having area of 386.30 m<sup>2</sup> for residential area. Local planning authority to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-1A III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for FSI-69,893.24 m<sup>2</sup>, Non FSI-38,344.55 m<sup>2</sup>, total BUA-1,08,237.79 m<sup>2</sup>. (Plan approval No- 12926, dated- 30.10.2023)

## **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 SELAA 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 break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

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

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

  
Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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



# 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/RED/M.S.I

No:- Format1.0/CC/UAN No.0000197027/CE/2405001690

Date: 18/05/2024

To,  
Samrat Promoters and Developers  
Commercial - IT Building, Survey No. 57/5  
Part, Kharadi, Tal Haveli, Dist Pune



Your Service is Our Duty

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

- Ref:**
1. Consent to Establish vide No Format1.0/CC/UAN No.0000128955/CE/2209000486 dtd 11.09.2022
  2. Minutes of 1st Consent Committee Meeting of 2024-25 held on 18.04.2024

Your application NO. MPCB-CONSENT-0000197027

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 for Expansion is granted for period upto commissioning of the project or 10.09.2027 whichever is earlier**
2. **The capital investment of the project is Rs.153.7 Cr for Expansion (Total CI 428 Cr) Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish for expansion is valid for construction project named as Commercial IT Building, Survey No. 57/5 Part, Kharadi, Tal Haveli, Dist Pune on Total Plot Area of 11631.45 SqMtrs for total construction BUA of 108237.79 SqMtrs as per EC granted 05.01.2024 dated including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 06.07.2021	11631.45	120211.79
2	Consent to Establish dtd 11.09.2022	11631.45	120211.79
3	Environmental Clearance (Expansion) dtd 05.01.2024	11631.45	108237.79

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	391	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1 to S-5	DG sets-2000 kVA 5 Nos	05	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	Biodegradable Waste	794 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non- Biodegradable waste	1191 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP Sludge	130 Kg/Day	Dewatering	As Manure

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	2	KL/A	Reprocessing	To Authorized Reprocessor

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	5.92	Kg/Day	To Authorized Dismantler

- 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 comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/434239/2023 dtd 05.01.2024 for Commercial building Construction project having Plot Area 11631.45 SqMtr & total construction BUA 108237.79 SqMtr as per specific condition of EC.
16. This consent is issued with overriding effect on earlier Consent to Establish vide No Format1.0/CC/UAN No.0000128955/CE/ 2209000486 dtd 11.09.2022
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance



*Disnazy*

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Signed by: **Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-05-18 10:45:02 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	307400.00	MPCB-DR-24615	21/02/2024	NEFT

**Copy to:**

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

### **SCHEDULE-I**

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **410 CMD for treatment of domestic effluent of 391 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	413.00
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	

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

## **SCHEDULE-II**

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-5	DG sets-2000 kVA, 5 Nos	Acoustic Enclosure	30.00	HSD 300 Ltr/Hr	1	SO <sub>2</sub>	144 Kg/Day

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

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish (Expansion)	Rs 10 Lakhs	Existing	Compliance of Consent Conditions and Operation & maintenance of Pollution Control Systems	upto Commissioning of the project	upto Commissioning of the project

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

#### BG Forfeiture History

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

#### BG Return details

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



## **SCHEDULE-IV**

### **Conditions during construction phase**

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

### **General Conditions:**

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

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

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This certificate is digitally & electronically signed.

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कार्यकारी अभियंता कार्यालय  
बंडगार्डन पाणीपुरवठा  
पुणे महानगरपालिका  
जावक क्र 506  
दिनांक 24/08/2023

### PROVISIONAL WATER CERTIFICATE

प्रति

मे. सम्राट प्रमोटर्स अँड डेव्हलपर्स तर्फे  
श्री कमलेश बहादूरसिंग झाला  
ए१, सक्सेस चेम्बर्स,  
१२३२ आपटे रोड, पुणे ४११००४.

विषय : मे. सम्राट प्रमोटर्स अँड डेव्हलपर्स तर्फे श्री कमलेश बहादूरसिंग झाला तर्फे आर्किटेक्ट जगदीश देशपांडे, स.न. ५७/५, खराडी, पुणे येथील यांनी येथील होणाऱ्या प्रकल्पासाठी पर्यावरण नाहरकत प्रमाण पत्रासाठी पाणी पुरवठा विभागाचे अभिप्राय बाबत.  
संदर्भ : १) बंडगार्डन पाणी पुरवठा विभाग, जावक क्र ८२० दिनांक २५/०७/२०२३.  
२) बंडगार्डन पाणी पुरवठा विभाग, जावक क्र ३०२९ दिनांक ०७/०२/२०२२ अन्वये अँड विषयांकीत मिळकतीस यापूर्वी दिलेले पर्यावरण नाहरकत दाखला.

संदर्भाकीत पत्रान्वये विषयांकीतनियोजित प्रकल्पास पर्यावरण नाहरकत पत्र मिळणेसाठी पाणी पुरवठा विभागाचा ना-हरकत दाखल्याची आपण मागणी केली आहे. संदर्भ क्र २ च्या अन्वये सदर प्रकल्पासाठी ४१६ के.एल.डी. करिता नाहरकत पत्र देण्यात आले आहे. आता संदर्भ क्र १ नुसार सदर प्रकल्पासाठी २२२.०० के.एल.डी. इतक्या पाण्याची गरज असल्याचे संदर्भाकीत पत्रात नमूद केले आहे. त्या अनुषंगाने खालील १ ते १४ अटीचे आधिन राहून पाणीपुरवठा विभागाचा नाहरकत दाखला देत आहोत.

- १) विषयांकीत मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणी पुरवठा करणे करिता नळजोड प्रस्ताव सादर करणार.
- २) विकसकाने स्वखर्चाने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.
- ३) एस.टी.पी. बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार.
- ४) जागेवर बांधकाम चालू करणेपूर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार.
- ५) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फ्लशिंगचे पाणी ई. कारणासाठी प्रत्येक प्रकल्पातील सदनिका/ऑफिसस साठी स्वतंत्र व्यवस्था करणार.
- ६) सदर प्रकल्पासाठी पाण्याचे उपलब्धतेनुसार होणार पाणीपुरवठा वगळता जड पाण्याची व्यवस्था विकसक स्वतःकरावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज डिस्चार्ज ५ लिटर प्रति मिनिटापेक्षा कमी ठेवणार.
- ८) सर्व कामे सक्षम कन्सल्टंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.
- १०) तत्कालीन पाण्याच्या परीस्थितीनुसार व धोरणानुसार या पुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका/ऑफिससच्या प्रमाणात त्यावेळच्या प्राप्त धोरणानुसार पाणीपुरवठा उपलब्ध केला जाईल.
- १२) ले आऊट मनपा मान्य झाल्यानंतर सी.सी.ची एक प्रत व ले आऊटची एक प्रत खात्यास सादर करावी लागेल.
- १३) प्रस्तुत प्रकरणी मनपा मार्फत काही भागात अत्यल्प स्वरूपात पाणीपुरवठा करण्यात येत आहे. तसेच सदर परिसरात जलवाहिनी विकसनाची कामे झालेनंतर व मनपा मार्फत पाणीपुरवठा करण्याचे नियोजन त्यावेळच्या परीस्थितीनुसार करणेत येईल.
- १४) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेल्या हमीपत्र (अशोक मारुतराव गलांडे यांचे नोटरी क्र २२४९/२०२३ दिनांक १६/०८/२०२२) अधीन राहणार आहे. कळावे.

अभियंता  
कनिष्ठ अभियंता  
बंडगार्डन पाणीपुरवठा  
पुणे महानगरपालिका

अभियंता  
उप अभियंता  
बंडगार्डन पाणीपुरवठा  
पुणे महानगरपालिका

अभियंता  
कार्यकारी अभियंता  
बंडगार्डन पाणीपुरवठा  
पुणे महानगरपालिका



Date: 20<sup>th</sup> July 2023

To,

M/s. Samrat Promoters & Developers

Office @final Plot no 564/2B CTS no 1199/A2 Ghole Road, Shivaji nagar - Pune 411004

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **IT Building construction project** situated at S. No. 57/5 Part, Kharadi , Taluka Haveli, Dist .-Pune. Maharashtra

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **1191 Kg/Day, E Waste - 5.92 Kg/Day**) from your registered project **IT Building construction project** situated at S. No. 57/5 Part, Kharadi , Taluka Haveli, Dist .-Pune. Maharashtra 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: 794 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 Ltd**

*R. Mawane*



Authorized Signatory

Date: 20<sup>th</sup> July 2023







PMCP/WATER SUPPLY/2023/403	पाणीपुरवठा	कार्यकारी अभियंता क्र. २ अंतर्गत विभाग भाग क्र. १५ मधील जलसाठ्याच्या दुसऱ्या विषयक कामे करणे व दारूत ताल्लुकीक कामे करणे	रु.	रुपये		नाव व पुरवठाची क्रमांक
			रु.	रु.	रु.	रु.
			४११५	४४४३२९३	४४४३३६	४४४३३६
						सोमगिरी एमोर १९९३१५४०११३

अ) सदर कामाबाबत निविदा अटी / शर्ती द्व. बाबतचा सर्व तपशील निविदा संज्ञामध्ये नमुद केला असून सदर कामाचे निविदा सं. [www.mahalanders.gov.in](http://www.mahalanders.gov.in) या वेबसाईटवर पाहण्यासाठी उपलब्ध आहे. निविदा सादरची विक्री व सिक्युरी सार्व वेबसाईटवरून करून ऑनलाईन पद्धतीने करणं व अपूर्ण सर्व निविदा वगैरे फाईल पद्धतीने मागविण्यात येत आहेत.

ब) निविदा प्रक्रियेच्या शेवटच्या दिवशी निविदा संज्ञा प्राप्त न झाल्यास व स्वीकृतीच्या शेवटच्या दिवशी ऑनलाईन सादरीकरण न झाल्यास त्याची सर्वसंज्जाबाबत ही घोशवती राहील.

क) ऑनलाईन निविदा प्रक्रिये बाबती सुमूर्ण माहिती डॅटर सेंट्रल सिव्हा, पुणे महागणपरिचालका वेबे मिशेल.

ड) कार्यकारी आदेश क्र. अभियां. वि. अ. अभियां. वि. २१०४/२०१६ नुसार घद्याण रक्कम ई.सी.एम./आर.टी.सी.एम.ई.एम.टी. सुविधेमांसत सिक्युरांतर येणार आहे.

सही  
Sunil Yadav

कार्यकारी अभियंता, पाणीपुरवठा  
पुणे महागणपरिचालका

sd/-  
Sanket Sudhakar Mane  
४११५  
डॅटर सिव्हा, पाणीपुरवठा  
पुणे महागणपरिचालका

जाहिरात क्र. १५११२, दि. १०/०४/२०२४



## Site Photographs

