

Date: 01/12/2024

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

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report for the December 2024 Submission

Project: Proposed Construction Project "Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"

Reference: EC Identification No. EC22B038MH110130 dated 08/07/2022

Respected Sir,

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

Thanking You,

Yours Faithfully
"M/s. Mittal Projects"

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.

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**ENVIRONMENTAL CLEARANCE
COMPLIANCE REPORT**

December 2024 Submission

For

**Proposed Construction Project
"Sun City - Ambegaon"**

By

"M/s. Mittal Projects"

At

"S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"

EC Identification No. EC22B038MH110130 dated 08/07/2022

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' B2 of EIA Notification 2006)
2.	Name of the Project	Proposed Construction Project "Sun City - Ambegaon" by "M/s. Mittal Projects"
3.	Clearance letter(s) /OM NO.& date	EC Identification No. EC22B038MH110130 dated 08/07/2022
4.	Location	"S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18 ⁰ 26'52.31" N and 73 ⁰ 50'06.16"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Naresh Mittal 'Mittal House', CTS 2095, Vijaynagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune-411030
	b) Address of executive project engineer/manager (with pin code/ fax numbers)	Mob. No. 9325891146
6.	Salient Features	
	a) of the project	• EC Letter is attached
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 25787 Sq. m EC granted for Built up Area : 130289.17 Sq. m RG Area: 2257.96 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	Not Applicable.

	out give details and years of survey)	
9.	Financial Details :	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Projected Cost- 150 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (EMP) – 338 Lacs O&M Cost (Construction Phase) – 09.2 Lacs O&M Cost (Operation Phase) – 38 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase EMP – 5.45 Lacs/Year (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring)
10.	Forest Land Requirement	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 afforestation 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	• Status of Construction - Architect Certificate is attached.
13.	Reason for delay if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

Point Wise Compliance Report – Part II

I. SPECIFIC CONDITIONS

A, SEAC Conditions

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

B. SEIAA Conditions

Sr.	Conditions	Compliance
I)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition. Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from renewable sources.	PP has consented to Condition As informed design is as per ECBC
III)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to Condition
v)	SEIAA after deliberation decided to grant EC for-FSI: 80733.94 m ² , Non-FSI: 49555.23 m ² and Total BUA: 130289.17 m ² (Plan approval no- Zone-2/2519, dated 02.09.2021).	Noted.

III. GENERAL CONDITIONS

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 the Dry Waste is being handed over to PMC authorized vendor.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	PP has consented to Condition. PP has been taking precautionary measures.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material is generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Complied. PP has made arrangement for drinking water facility and Sanitary facility to construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed	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	Complied. For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	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 and not proposed basement in 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	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.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to Condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to	Complied.

	ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil report is attached.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	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 will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	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.	Complied. Vehicles hired for bringing construction material to the site is regularly maintained.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	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).
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.	Complied. Project proponent has made Separate Environment Cell for regular supervision

B. Operation Phase:

Sr.	Conditions	Compliance
I)	The solid waste generated should be properly collected and segregated. 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. Local authority should ensure this.	PP has consented to Condition. OWC is Proposed.
II)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PP has consented to Condition. E-Waste will be segregated and will be disposed through Authorized Vendor as per E-Waste (Management and Handling) Rules, 2016
III)	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% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP	Agreed to Comply with. Sewage Treatment Plant (STP) of 600 CMD is proposed- MBBR Technology.
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.	Agreed to Comply with. Noted.
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.	Agreed to Comply with. Noted
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.	PP has consented to Condition. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site is avoided.
VII)	PP to provide adequate electric charging points for Electric Vehicles (EV's)	PP has consented to Condition.
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.	It is being followed.
IX)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Complied.

Sr.	Conditions	Compliance
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.	PP has consented to Condition. Provision for its budgetary requirements have been made in annual expenditure for Facility Management
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 Parivesh Website.	Complied.
XII)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1st December of each calendar year.	Being Complied.
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.	Complied.
XIV)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Agreed to Comply with.

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

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

Environment Management Plan

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

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

- 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.

Environment Management Plan

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.

Wastewater Treatment Scheme

MBBR technology will be used for sewage treatment. Treated sewage will be used for flushing & gardening.

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. Total 198 trees will be planted at site.

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

Environment Management Plan

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



TEST REPORT

Report No:	EFEL/PRO/2024/09/808	Issue Date	16/09/2024		
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"				
Sample Name	Air	Sample Description	Ambient Air		
Date of Sampling	10/09/2024	Sampling duration	1440 Min		
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I		
Dry bulb temperature	26°C	Wet bulb temperature	24°C		
Relative Humidity	81% RH	Sampling done by	Client		
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	17.6	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	23.2	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	49.7	µg/m ³	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	26.8	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.79	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	<5	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 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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TEST REPORT

Report No:	EFEL/PRO/2024/09/809	Issue Date	16/09/2024		
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"				
Sample Name	Air	Sample Description	Ambient Air		
Date of Sampling	10/09/2024	Sampling duration	1440 Min		
Sampling Location	Near West Side	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I		
Dry bulb temperature	36°C	Wet bulb temperature	32°C		
Relative Humidity	31% RH	Sampling done by	Client		
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	16.4	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	23.2	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	47.8	µg/m ³	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	25.1	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.71	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	<5	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 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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TEST REPORT

Report No:	EFEL/PRO/2024/09/810	Issue Date	16/09/2024
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	10/09/2024	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.08	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
2	Total Dissolved Solids TDS	45.2	mg/L	<500	APHA 2540 C, 23 rd Ed.2017
3	Total Hardness (as CaCO ₃)	20.6	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	7.21	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	3.94	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	0.12	mg/L	<45	APHA 4500 NO3, 23 rd Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 rd Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 rd Ed.2017
9	Chloride (as Cl)	14.6	mg/L	<250	APHA 4500 Cl-, 23 rd Ed.2017
10	Calcium (as Ca)	3.62	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.48	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 rd Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<2	IS 1622:1981

Remark(s):

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

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(Managing Director)

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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/2024/09/811	Issue Date	16/09/2024
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/09/2024	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	49.6	dB(A)	55/45
07.00	50.2	19.00	42.4	dB(A)	
08.00	53.8	20.00	41.4	dB(A)	
09.00	52.4	21.00	42.5	dB(A)	
10.00	53.6	22.00	44.1	dB(A)	
11.00	51.1	23.00	43.6	dB(A)	
12.00	51.4	24.00	43.1	dB(A)	
13.00	51.9	01.00	41.1	dB(A)	
14.00	52.7	02.00	41.5	dB(A)	
15.00	49.3	03.00	40.7	dB(A)	
16.00	50.9	04.00	39.9	dB(A)	
17.00	52.3	05.00	41.4	dB(A)	
Day Time Leq	52.2				
Night Time Leq	42.1				

Remark-

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

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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TEST REPORT

Report No:	EFEL/PRO/2024/09/812	Issue Date	16/09/2024
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/09/2024	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Back Side Gate

Noise Monitoring Report

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	52.9	18.00	50.4	dB(A)	55/45
07.00	54.5	19.00	43.5	dB(A)	
08.00	52.6	20.00	42.8	dB(A)	
09.00	53.8	21.00	43.9	dB(A)	
10.00	54.8	22.00	42.2	dB(A)	
11.00	52.4	23.00	41.4	dB(A)	
12.00	53.7	24.00	42.8	dB(A)	
13.00	51.2	01.00	43.3	dB(A)	
14.00	51.4	02.00	44.1	dB(A)	
15.00	52.7	03.00	42.4	dB(A)	
16.00	51.4	04.00	42.9	dB(A)	
17.00	52.8	05.00	43.5	dB(A)	
Day Time Leq	53.0				
Night Time Leq	43.1				

Remark-

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

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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



TEST REPORT

Report No:	EFEL/PRO/2024/09/813	Issue Date	16/09/2024
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	10/09/2024	Sampling Time	12:45 PM
Sampling Location	Landscape area	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	02 kg
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	25	%	
	b) Silt	29	%	
	c) Clay	46	%	
	A. Soil type	Silty clay	-	
2	pH at 25°C	7.61	--	IS 2720(Part 26) 1987
3	EC at 25°C	905.6	µS/cm	IS 14767 : 2000
4	Moisture Content	6.2	%	Manual Of Soil Testing
5	Organic Matter	5.1	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	3.8	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	48.9	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	12.4	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	3.2	mg/Kg	Manual Of Soil Testing
10	Water Holding	50.4	%	Manual Of Soil Testing
11	Calcium as (Ca)	44.3	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	19.2	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)	1.1	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.01	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	7.02	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	0.72	mg/Kg	Manual Of Soil Testing

Authorized Signatory
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(Managing Director)

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



TEST REPORT

Report No:	EFEL/PRO/2024/09/814	Issue Date	16/09/2024		
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"				
Sample Name	Source Emission	Sample Description	Stack Material : MS		
Date of Sampling	10/09/2024		Stack Height : 3.0 M		
Sampling Location	DG Set No-380 KVA		Stack Type : Round		
Sampling done by	Client	Sampling duration	30 Min		
Sample Quantity	--	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	369	K		---
2	Differential Pressure	4.1	mm WG		
3	Velocity	7.38	M/s		
4	Dimensions of Stack	0.1016	Mtr.		
5	Stack Area	0.0081	M ²		
6	Gas Volume	174.01	Nm ³ /Hr		
7	Particulate Matter	37.5	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO ₂)	34.1	mg/Nm ³	--	
9	Sulphur Dioxide (SO ₂)	0.14	Kg/day	--	
10	Nitrogen Oxide	20.9	mg/Nm ³	--	
Remark(s): ➤ All above results are well within MPCB					

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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TEST REPORT

Report No:	EFEL/PRO/2024/09/815	Issue Date	16/09/2024
Name and Address of Customer	"Sun City - Ambegaon" by "M/s. Mittal Projects" at "S. No. 55/1/2/1 (Old S. No. 55/1 (P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune"		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	10/09/2024	Sampling duration	--
Sampling Location	--	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	2 L
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	MPCB Limit	Methods
1	pH	7.22	--	5.5-9.0	APHA 4500 H+ A, 23 rd Ed. 2017
2	Total Suspended Solids TSS	15.0	mg/L	20	APHA 2540 D, 23 rd Ed. 2017
3	Total Dissolved Solids TDS	453.0	mg/L	2100	APHA 2540 C, 23 rd Ed. 2017
4	Biochemical Oxygen Demand BOD at 27°C for 3 days	6.9	mg/L	10	IS 3025 (Part 44)
5	Chemical Oxygen Demand COD	34.2	mg/L	50	IS 3025 (Part 58)

Remark-All Parameters are within MPCB Limits.

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

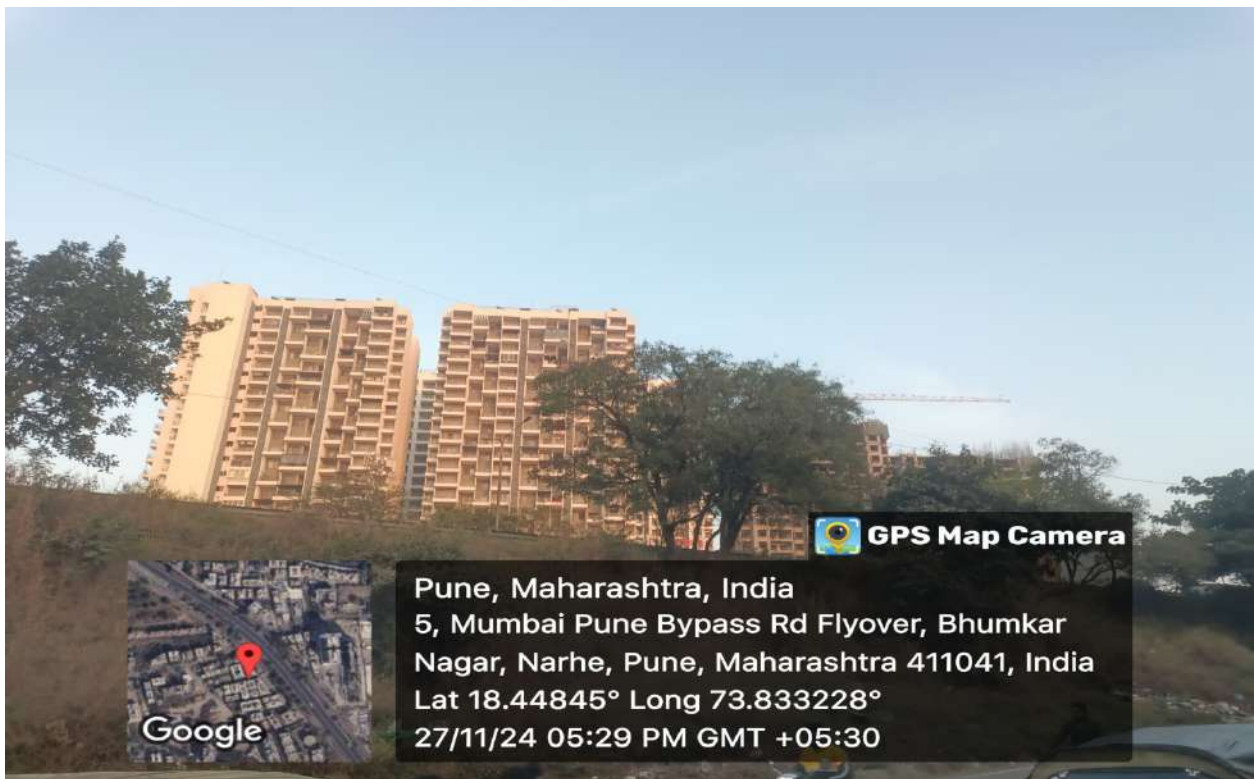
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Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

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

SITE PHOTOS



DATE: 28/11/2024.

CERTIFICATE

(TO WHOM SO EVER IT MAY CONCERN)

Sub: Built up area completion statement of proposed Residential cum Commercial project by **Mittal Projects** located at New Sr. No 55/1/2/1, Old Sr. No. 55/1(P), 55/2(P), Ambegaon Bk., Haveli Pune - 411046.

Dear Sir,

As the architect of the above-mentioned project, whereby give an undertaking regarding the construction works carried out till date for our project is as per the earlier Environmental Clearance (vide Letter No. SIA/MH/MIS/256252/2022 Dtd 08/07/2022).

As per EC granted Proposed FSI Area 80,733.94 Sq.mt, Proposed Non FSI Area 49,555.23 Sq.mt. & Total Built up Area 1, 30,289.17 Sq.mt.

At Present, PP has constructed FSI Area of 72,605.59 Sq.mt., NON FSI Area of 44,077.76 Sq.mt. and Total construction area is 1,16,683.35 Sq.mt.

The building wise already constructed BUA is tabulated as below:

Bldg. No. & Configuration as per EC	Floors constructed as on date	Constructed Areas		
		FSI Area (Sq. m)	Non FSI Area (Sq. m)	Total BUA (Sq. m)
Wing A (4P.+22 FL)	22	13,366.67	8,430.82	21,797.49
Wing B (4P.+22 FL)	22	10,597.87	9,740.82	20,338.69
Wing C (4P.+23 FL)	23	14,158.36	7,862.64	22,021.00
Wing D (4P.+23 FL)	23	14,158.36	6,746.74	20,905.10
Wing E (4P.+23 FL)	19	11,080.97	6,545.87	17,626.84
Wing F (3P.+23 FL)	16	9,243.36	4,750.87	13,994.23
Total		72,605.59	44,077.76	1,16,683.35
Total Built-up Area		1, 16,683.35 SQ.M.		

We certified that construction on site is as per EC granted.

Thanking you,

For **ankur associates**

(Prakash Kulkarni)

CA/98/22909





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

To,

The Director
MITTAL PROJECTS
Mittal House 2095 Sadashiv Peth Vijaya Nagar Colony Pune -411030

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/256252/2022 dated 11 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110130
2. File No.	SIA/MH/MIS/256252/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion of residential cum commercial construction project "Sun City Ambegaon"
7. Name of Company/Organization	MITTAL PROJECTS
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: 08/07/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/256252/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.MITTAL PROJECTS,
S. No. 55/1/2/1 (Old S.No. 55/1(P) &
55/2 (P), Ambegaon Budruk, Haveli, Pune.

Subject : Environment Clearance for proposed construction project “Sun City-Ambegaon” located at New S. No. 55/1/2/1 (Old S.No. 55/1(P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune by M/s.MITTAL PROJECTS

Reference : Application no. SIA/MH/MIS/256252/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- in its 140th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 244th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/256252/2022	
2	Name of Project	“Sun City-Ambegaon” located at New S. No. 55/1/2/1 (Old S.No. 55/1(P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune-411046.	
3	Project category	8 (a) of EIA Notification 2006- B2 Type – Building & Construction Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Naresh Mittal
		Regd. Office address	“Mittal House”, C.T.S. 2095, Vijayanagar Colony, Nilayam Theater Chowk, Sadashiv Peth, Pune-411030
		Contact number	9325891146
		e-mail	technical@mittalbuilders.com
6	EMP Consultant	Oasis Environmental Foundation Accredited vide certificate no.NABET/EIA/1922/RA 0199 (The scope of consultancy is limited only to preparation of Environmental Management Plan in accordance with EIA amendment notification dated 3rd March 2016)	
7	Applied for	Expansion	
8	Details of previous EC	Existing EC vide no: SEIAA-EC-0000002057 Dated 05/11/2019	
9	Location of the project	New Survey No.55/1/2/1 (Old Survey No. 55/1(P) &55/2(P), Ambegaon Budruk, Haveli,Pune-411046.	

10	Latitude and Longitude	Latitude: 18°26'52.31"N, Longitude: 73°50'06.16"E					
11	Total Plot Area (m ²)	25,787.00					
12	Deductions (m ²)	3207.37					
13	Net Plot area (m ²)	22579.63					
14	Proposed FSI area (m ²)	80733.94					
15	Proposed Non-FSI area (m ²)	49766.04					
16	Proposed TBUA (m ²)	130500.00					
17	TBUA (m ²) approved by Planning Authority till date	For expansion project, new IOD received vide no. Zone 2/2519 dated 02/09/2021					
18	Ground coverage (m ²)&%	7526.54(33%)					
19	Total Project Cost (Rs.)	150 Cr (Existing 125 Cr + Expansion 25 Cr)					
20	CER as per MoEF& CC circular dated 01/05/2018	CER will be done as and if mandated by SEAC/SEIAA					
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification/ Change	
	Previous EC / Existing Building			Proposed Configuration			Change in DC Rules
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	Ground level+2nd level parking+3rd level parking+ 4th level parking (shops/offices)+20 Floors	69.40	Building A	Ground level+2nd level parking+3rd level parking+ 4th level parking (shops/offices)+22 Floors	79.65	
	Building B	4P + 20 Floor	69.40	Building B	4P + 22 Floor	75.45	
	Building C	4P + 20 Floor	69.40	Building C	4 P + 23 Floor	78.25	
	Building D	4P + 20 Floor	69.40	Building D	4 P + 23 Floor	78.25	
	Building E	2P + 20 Floor	66.05	Building E	4 P + 23 Floor	71.85	
Building F	2P + 20 Floor	66.05	Building F	3 P + 23 Floor	71.85		
Total number of tenements			838				
22	Shops and Offices	Shops- 11 Offices- 33					
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	386	Fresh Water	386		
		Recycled (Flushing +Gardening)	217	Recycled	195		
		Flushing	195	Flushing	195		
		Total	603	Total	581		
Waste water generation	542	Waste water generation	542				

24	Water Storage Capacity for Firefighting / UGT	UGT Tank	Domestic (m ³)	Flushing (m ³)	Fire (m ³)
		OHT	580	-	150
		UGT	677	-	350
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-Monsoon: 19.80 m During Monsoon: 13.40 m Post Monsoon: 16.60 m		
		Size and no of RWH tank(s) and Quantity	-		
		Quantity and size of recharge pits	Total 11 Nos. Size: 2 m × 2 m × 1.75 m		
		Details of UGT tanks if any	NA		
27	Sewage and Wastewater	Sewage generation in CMD	542		
		STP technology	MBBR		
		Capacity of STP (CMD)	600		
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	40 Kg /day	Through Authorized vendor	
		Wet waste:	60 Kg /day		
		Construction Waste:	1 % of Raw material	Reuse for road construction & refilling	
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	900	Treatment – Segregation at source only, Disposal - Through authorized vendor (SWaCH, Pune)	
		Wet waste	1300	Treatment – OWC machine Disposal – Used as a manure	
		Hazardous waste	N.A.	N.A.	
		Biomedical waste	Not Quantified yet	Authorized Vendor/Autoclave	
		E-Waste	2500Kg/Capita/Yr	Handed over to Authorized Agency	
		STP Sludge (dry)	120 Kg/day	Used as manure	
30	Green Belt Development	Total RG area (m ²)	Proposed RG Area: 2257.96 Sqm Additional Green area: 1053.46 m ² Total Landscape area = 3311.42 m ²		
		Existing trees on plot	0		
		Number of trees to be planted	241		
		Number of trees to be cut	0		
		Number of trees to be transplanted	NIL		
31	Power requirement	Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	45 kW		
		During Operation phase (Connected load)	4163 kW		
		During Operation phase (Demand load)	1925 kW		
		Transformer	630 kVA X 4 Nos		
		DG set	225 KVA x1 No 125 KVA x1 No		
		Fuel used	HSD		

32	Details of Energy saving	<ul style="list-style-type: none"> ➤ Timer control external lighting ➤ Natural light during day time and timers during night time in parking area lighting ➤ Maximum use of daylight in tenements area by providing appropriate window sizing ➤ Energy efficient lighting fixtures (LED lights) to all Buildings ➤ Saving in Energy Consumption is 28 % ➤ Use of LED lamps in all public/ common areas. ➤ Solar water heating for all tenements ➤ Separate energy meter for all pollution control devices ➤ Electricity generation through solar PV Panels 				
33	Environmental Management plan budget during Construction phase	Type	Details	Cost		
		Capital	Safety equipment, barricading, water sprinkling for dust suppression, pesticide, sanitization, health check-up, water & solid waste provision	8.2Lakh		
		O&M	Manpower, maintenance of safety equipments etc.	1.0 Lakh		
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Lacs)	O&M Cost (Lacs/Y)	
		Sewage treatment	STP	195	15	
		Storm water networking	Storm Water Networking	17	3	
		RWH	Rainwater Harvesting	14	1	
		Solid Waste	Organic Waste Composter	26	9	
		Green Belt Development	Green belt development	54	4	
		Energy Saving Measures	Energy saving through solar water heater, solar PV. Energy efficient equipment	30	3	
		Environmental Monitoring	Environmental Monitoring	2	3	
		Total EMP Cost			338	38
		Disaster Management Cost			762	6
Grand Total (EMP + DMP)			1100	42		
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
		4-Wheeler	869	906	12.5	
		2-Wheeler	2281	2289	3.00	
		Bicycles	259	259	1.4	
36	Details of Court cases / litigations w.r.t. the project and project location if any	Statement by Project Proponent is enclosed as Annexure I				

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide EC-0000002057, Dated 05/11/2019 for FSI: 57255.20 m², Non-FSI: 57443.91 m² and Total BUA: 114699.11 m². Proposal has been considered by SEIAA in its 244th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the MoD NoC. Alternatively CCZM map showing it's non requirement.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-80733.94 m², Non FSI-49555.23 m² and Total BUA-130289.17 m² (Plan approval-Zone-2/2519, dated-02.09.2021).

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. 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.
- XVII. 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.
- 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.
- XIX. 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.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) 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 Error! Hyperlink reference not valid.parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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


prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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


Manisha Patankar-Mhaskar
(Member Secretary, SEIAA) 27/10/2022

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



Kalpataru Point, 2nd 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.0000144272/CE/2301001929

Date: 23/01/2023

To,
M/s Sun City Ambegaon,
New S. No. 55/1/2/1 (Old S.No. 55/1(P) &
55/2 (P), Ambegaon Budruk, Tal Haveli,
Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for expansion in building construction project under Red Category

- Ref:**
1. Consent to Establish granted vide no. Format1.0/BO/JD(WPC)/UAN-068332/CE/CC-1907000167 dtd. 04.07.2019
 2. Minutes of 24th Consent Committing Meeting of 2022-23 held on 22.12.2022

Your application NO. MPCB-CONSENT-0000144272

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

1. **The Consent to Establish is granted for period up to Commissioning of the project or 04.07.2024 whichever is earlier**
2. **The capital investment of the project is Rs.25 Cr for Expansion(Existing CI Rs 125 Cr) Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for expansion in building construction project named as M/s Sun City Ambegaon, New S. No. 55/1/2/1 (Old S.No. 55/1(P) & 55/2 (P), Ambegaon Budruk, Tal Haveli, Dist Pune on Total Plot Area of 25787 SqMtrs for proposed total construction BUA of 130289.17 SqMtrs as per specific condition of EC granted dated 08.07.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 04.07.2019	25787.00	114699.11
2	Environmental Clearance dtd 05.11.2019	25787.00	114699.11
3	Environmental Clearance dtd 08.07.2022	25787.00	130289.17

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	542	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-225 kVA	01	As per Schedule -II
S-2	DG set-125 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	1300 Kg/Day	OWC with Composting facility or Biodigester with Composting facility	As Manure
2	Non Bio degradable	900 Kg/Day	Segregation	To Local Body
3	STP sludge	120 Kg/Day	Dewatering	As Manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	2500.00	Kg/Annum	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.

15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 16. This consent is issued with overriding effect on earlier Consent to Establish granted vide no. Format1.0/BO/JD(WPC)/ UAN-068332/CE/CC-1907000167 dtd. 04.07.2019
 17. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/256252/ 2022 dtd. 08.07.2022 for construction project having total plot area 25787.00 Sq.Mtrs, & proposed total Construction BUA 130289.17 Sq.Mtrs.
 18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	50000.00	MPCB-DR-13589	03/08/2022	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 600 CMD with MBBR technology for the treatment of 542 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	603.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-225 kVA	Acoustic Enclosure	3.00	Diesel 21.63 Ltr/Hr	1	SO ₂	10.38 Kg/Day
S-2	DG set-125 kVA	Acoustic Enclosure	2.00	Diesel 12.74 Ltr/Hr	1	SO ₂	6.1 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	Existing	Compliance of Consent Conditions & Environmental Clearance	Up to Commissioning of the Project	Up to Commissioning of the Project

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

BG Forfeiture History

Srno.	Consent (C2E/C20/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/C20/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. 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.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000189777/CO/2403001039

To,
Sun City Ambegaon,
New S. No. 55/1/2/1 (Old S.No. 55/1(P) &
55/2 (P), Ambegaon
Budruk, Tal Haveli, Dist Pune

Date: 12/03/2024



Sub: Consent to operate(Part-I) for building construction project under Red Category

- Ref:
1. Consent to Establish vide no. Format1.0/BO/JD(WPC)/UAN-068332/CE/CC-1907000167 dtd. 04.07.2019
 2. Consent to Establish for Expansion vide No Format1.0/CC/UAN No.0000144272/CE/ 2301001929 dtd 23.01.2023
 3. Minutes of 32nd Consent Committee Meeting of 2023-24 held on 06.03.2024

Your application NO. MPCB-CONSENT-0000189777

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

1. The Consent to Operate(Part-I) is granted for period upto 28.02.2025
2. The capital investment of the project is Rs.187.98 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Operate(Part-I) is valid for construction project named as Sun City Ambegaon, New S. No. 55/1/2/1 (Old S.No. 55/1(P) & 55/2 (P), Ambegaon Budruk, Tal Haveli, Dist Pune on Total Plot Area of 25787 SqMtrs for completed part-I total construction BUA of 41329.05 SqMtrs out of Total Construction BUA of 130289.17 SqMtrs as per EC granted dated 08.07.2022 including utilities and services.

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 05.11.2019	25787.00	114699.11
2	Consent to Establish dtd 04.07.2019	25787.00	114699.11
3	Environmental Clearance dtd 08.07.2022	25787.00	130289.17
4	Consent to Establish (Expansion) dtd 23.01.2023	25787.00	130289.17

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	542	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-320 kVA	01	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY WASTE	900 Kg/Day	Segregation	To Local Body/To Authorized Recycler
2	WET WASTE	1300 Kg/Day	OWC with Composting facility	As Manure
3	STP SLUDGE	120 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	10	Ltr/A	Reprocessing	To Authorized Reprocessor

8. Conditions under E-Waste Management:

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	2500.00	Kg/Annum	To Authorized Dismantler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/256252/ 2022 dtd. 08.07.2022 for construction project having total plot area 25787.00 Sq.Mtrs, & proposed total Construction BUA 130289.17 Sq.Mtrs.

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



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-03-12 17:37:40 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	375960.00	MPCB-DR-23158	15/12/2023	RTGS
2	75960.00	MPCB-DR-25028	07/03/2024	NEFT

PP has paid Rs 75960 towards fees on increased CI

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **600 CMD for treatment of domestic effluent of 542 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

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

<i>Sr. No.</i>	<i>Purpose for water consumed</i>	<i>Water consumption quantity (CMD)</i>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	603.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-320 kVA	Acoustic Enclosure	3.50	HSD 41.3 Ltr/Hr	1	SO ₂	19.8 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

<i>Sr. No.</i>	<i>Consent(C2E/C2O/C2R)</i>	<i>Amt of BG Imposed</i>	<i>Submission Period</i>	<i>Purpose of BG</i>	<i>Compliance Period</i>	<i>Validity Date</i>
1	Consent to Operate(Part-I)	Rs 10 Lakhs	15 Days	Operation & Maintenance of Pollution Control Systems and Compliance of Consent Conditions	Continious	30.06.2025

** 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

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

BG Return details

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



SCHEDULE-IV

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

This certificate is digitally & electronically signed.





कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.: - ३७८६
दिनांक :- २५/१/२०२२

प्रति,
श्री.नरेश रामचंद्र मित्तल व इतर
२०९५, सदाशिव पेठ, विजयानगर कॉलनी,
निलायम थेटर चौक,
पुणे-४११०३०

विषय : स.नं.नवीन स.नं.५५/१/२/१ (जुना स.नं ५५/१+२) आंबेगाव बु॥, नऱ्हे रोड, या मिळकती मधील
नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे
बाबत.

- संदर्भ : १) केंद्रीय पर्यावरण व वन मंत्रालय नवि दिल्ली यांचेकडील अधिसुचना दि.१४/०९/२००६
२) श्री.नरेश रामचंद्र मित्तल व इतर यांचा खात्याकडील प्रस्ताव आ.क्र.४०४९ दि.६/१२/२०२१.
३) मा.अधिकाक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता
ठ.क्र.मलनि/EC/५५/२२ दि.२४/०२/२०२२.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसुचनेनुसार मलनि:सारण देखभाल दुरुस्ती
विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित
मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता वरील
संदर्भान्वये श्री.नरेश रामचंद्र मित्तल व इतर यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत बांधकामाचे प्रस्तावित
नकाशे, सातबारा उतारा, मिळकत कर, कमेंन्समेंट सर्टिफिकेट, इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची
छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- | | | | |
|----|--|---|--|
| १ | मिळकतीचे क्षेत्रफळ | - | २५७८७.०० चौ.मी. |
| २ | बिल्टअप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) | - | ८०७३३.९४ चौ.मी. + ४९५५५.२३ चौ.मी.
= १३०२८९.१७ चौ.मी. |
| ३ | इमारतीची संख्या आणि उंची | - | इमारत-६
विंग (A, B, C, D- ६९.४० मी,) (E-५१.२० मी.
F-६.९५ मी) |
| ४ | निवासी सदनिका संख्या | - | ८३८ |
| ५ | ऑफिस संख्या/व्यापारी गाळे | - | - |
| ६ | मान्य नकाशा प्रत | - | आहे. |
| ७ | जा.क्र.CC/०४१८/२१ दि.३१/०५/२०२१ | - | आहे. |
| ८ | आवश्यक पाणी पुरवठा | - | निवासी ५६५.६५ KLD व्यापारी १६.१६४ KLD
एकुण-५८१.८१४ KLD |
| ९ | तयार होणारे मैलापाणी | - | निवासी+ व्यापारी वापराकरीता ४९४.५४ KLD |
| १० | सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता | - | निवासी + व्यापारी वापराकरीता ४९४.५४ KLD |
| ११ | सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता | - | निवासी + व्यापारी वापराकरीता ५३०.०० KLD |
| १२ | एस.टी.पी डिझाईन ची ड्राईंग व अहवाल | - | सोबत जोडला आहे. |
| १३ | मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे | - | लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे. |
| १४ | पाण्याचा पुर्णवापर करण्याच्या उपाययोजना | - | गार्डन, फ्लशिंग व इत्यादी |
| १५ | जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना | - | नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातुन एस.टी.पी चे क्षेत्र लागतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल. |

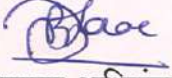
मलनिःसारण विभागामार्फत खालील अटीस अधिन राहून नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला (प्रव्हिजनल NOC) देणेस हरकत नाही.

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) १३०२८९.१७ चौ.मी पर्यंत मर्यादित ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सछिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आला व सुख्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या आला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट ट ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) निवास+ व्यापारी वापराकरीता ५३०.०० के.एल.डी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कंट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे 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 चा exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकारक राहिल.
- १७) बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
- १९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी अंतिम

नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे संबधित क्षेत्रिय कार्यालयाकडे मंजूरी घेणे विकसाकावर बंधनकारक राहिल.

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

तरी स.नं.नवीन स.नं.५५/१/२/१ (जुना स.नं ५५/१+२) आंबेगाव बु॥, नऱ्हे रोड,या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटींवर इनव्हायरमेंटल क्लियरन्सकरीत ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबधित विकसकास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/५५/२२ दि.२४/०२/२०२२ अन्वये मान्यता मिळालेली असून त्यानुसार सादरचा दाखला आपणास देण्यात येत आहे.



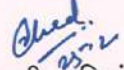
शाखा अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



स्वारगेट पाणी पुरवठा विभाग

पुणे महानगरपालिका, पुणे

जाचक क्र. ५०११

दिनांक :- २३/१२/२०२१

प्रती,

मे. मित्तल प्रोजेक्ट तर्फे भागीदार

श्री नरेश रामचंद्र मित्तल व इतर

२०९५, मित्तल हाऊस विजयनगर कॉलनी,

सदाशिव पेठ, पुणे ४११०३०.

विषय - स.नं. ५५/१/२/१ (जुना) स.नं. १/(पी)/५५/२(पी), आंबेगाव बु।। येथील प्रकल्पासाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्राय बाबत.

संदर्भ :- १) मे. मित्तल प्रोजेक्ट तर्फे भागीदार श्री नरेश रामचंद्र मित्तल व इतर यांनी दाखल केलला प्रस्ताव आ. क्र. २८९५ दि. ०६/१२/२०२१.

संदर्भांकित प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळणेसाठी पाणीपुरवठा विभागाचे ना हरकत दाखल्याची मागणी आपण केली आहे. विषयांकित मिळकतीची जागा व प्रस्तावाची स्कुटीनी केली असता एकुण प्लॉट चे क्षेत्र २५७८७ स्के.मी. आहे. व प्रतिदिन अंदाजे १०२६९८६ लिटर प्रतिदिन पाण्याची मागणी आहे. त्या अनुषंगाने खालील १ ते १५ अटींचे अधीन राहून पाणीपुरवठा विभागाचे ना हरकत दाखला देण्यात आहे.

१) विषयांकित मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या गाळ्यांचे प्रमाणात पाणीपुरवठा करणेकरिता नळजोड प्रस्ताव सादर करणार.

२) विकसक स्वखर्चाने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.

३) एस. टी. पी. बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशिल देणार .

४) जागेवर बांधकाम चालू करणेपूर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार

५) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फ्लशिंगचे पाणी व निवासी, बिगर निवासी इत्यादी कारणासाठी स्वतंत्र पाण्याच्या टाक्यांची व्यवस्था करणार.

६) इमारती अंतर्गत पाणी वितरणासाठी प्रत्येक सदनिकेकरिता स्वतंत्र व एकच नळजोड देण्यात येवून त्यावर प्रत्येक सदनिकेसाठी स्वतंत्र मीटर बसविण्यात यावा. त्याचे सोसायटी अंतर्गत बिलिंगसाठी योग्य ती प्रणाली तयार करून संबंधित सोसायटी, प्रत्येक सदनिकेकरिता देणार.

७) सदर प्रकल्पाकरिता पाण्याचे उपलब्धतेनुसार होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतः करणार

८) अंतर्गत वापरण्यात येणाऱ्या फिटींग्ज डिसार्ज ५ लिटर प्रती मिनटापेक्षा कमी ठेवणार

९) सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार

१०) निवासी व हॉस्पिटल, शैक्षणिक व इतर इमारतीच्या पाणी वापरासाठी स्वतंत्र पाण्याची टाकी बांधणार.

११) तत्कालीन पाण्याच्या परीस्थितीनुसार मनपाकडील नियमानुसार व धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.

१२) प्रस्तुत मिळकतीचा लेआऊट म.न.पा. सँक्शन झाल्यानंतर सी.सी.ची. एक प्रत व लेआऊटची एक प्रत खात्यास सादर करावी लागेल. मीटर विभागाचा ना हरकत दाखला मागणेपूर्वी वॉटर लाईन डेव्हलपमेंट शुल्क म.न.पा. कोषागारात भरणार किंवा वॉटर लाईन डेव्हलपमेंट करून देणार.

१३) बांधकाम विभागाकडील नियोजित मान्य होणाऱ्या लेआऊटच्या नकाशानुसार नविन नळजोड मागणे पूर्वी करून जलसंवर्धना करिता नियोजित इमारतीमध्ये पर्जन्य जलाचे पुर्नःभरण यंत्रणा बसविणार.

१४) मिळकतीस भोगवटा पत्र प्राप्त झाल्यानंतर व तसा प्रस्ताव खात्याकडे प्राप्त झाल्यानंतर भोगवटा पत्राच्या सदनिकांच्या प्रमाणात त्या वेळेच्या प्राप्त धोरणानुसार पाणीपुरवठा उपलब्ध केला जाईल.

१५) सदर प्रकरणी पाणीपुरवठा सुरु न झाल्यास किंवा अपुऱ्या पाणीपुरवठ्याबाबत विकसक यांनी खात्याकडे सादर केलेल्या दि-

१५/१२/२०२१ च्या नोटलाईज हमी मे. मित्तल प्रोजेक्ट तर्फे भागीदार श्री नरेश रामचंद्र मित्तल व इतर संबंधित विकसक यांचेवर

बंधनकारक राहिल.

कळावे.

कुणाल यादव
कनिष्ठ अभियंता

स्वारगेट पाणीपुरवठा विभाग
पुणे महानगरपालिका

प्रशांत कुंभार
उप अभियंता

स्वारगेट पाणीपुरवठा विभाग
पुणे महानगरपालिका

अशित जाधव
अधिक्षक अभियंता

स्वारगेट पाणीपुरवठा विभाग
पुणे महानगरपालिका

Date: 2nd Dec 2021

To,
Mittal Projects
"Mittal House" 2095, Sadashiv Peth, Vijaya Nagar Colony,
Nilayam Theatre Chowk, Pune - 411030

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **Sun City Ambegaon** situated at New S. No. 55/1/2/1 (Old S. No. 55/1 & 55/2 Part), Ambegaon Bk., Tal. Haveli, Pune - 411046

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: **892Kg/Day, E Waste— 2454Kg/Year**) from your registered project **Sun City Ambegaon** situated at New S. No. 55/1/2/1 (Old S. No. 55/1 & 55/2 Part), Ambegaon Bk., Tal. Haveli, Pune - 411046 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: 1293Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,




For **SWaCH Pune Seva Sahakari Sanstha Ltd**

Authorized Signatory

2nd Dec 2021



महाराष्ट्र MAHARASHTRA

2021

BG 780174

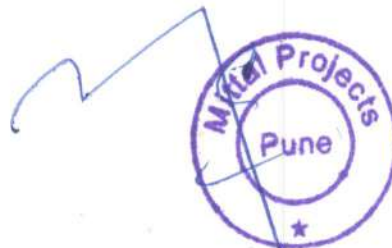
अनु.क्र. 74834 दि. 1 DEC 2021 रकम 500/-
 दस्तावेज प्रकार कवाय
 गस्त नोंणी करणार आहेत का? हो/नाही.
 मिळकतीचे वर्णन
 मुद्रांक विकत घेणाऱ्याचे नांव मिनाल सोरोकर
 पत्ता 200y सव पेठ पुणे 30.
 दुसऱ्या पक्षकाराचे नांव राजेंद्र सोरोकर
 हस्त व्यक्तीचे नांव व पत्ता राजेंद्र सोरोकर



02/12/2021
 मुद्रांक विकत घेणाऱ्याची सही
 सौ. आर. एच. लिमवे
 परवाना क्र. 2209096
 3, शुक्रवार पेठ, पुणे-411002.
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबाबत 6 महिन्यात वापरणे बंधनकारक आहे.

AGREEMENT

This Agreement ("Agreement") is entered into as on 02/12/ 2021



Between

M/s. Mittal Projects, a registered Partnership Firm having its registered office at MITTAL HOUSE CTS 2095, Vijayanagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune 411030, (herein after referred to as the “**Developer**”) **Party No.1**

AND

SWaCH Pune Seva Sahakari Sanstha Maryadit, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the “**Party No. 2**”), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of “**SUN CITY AMBEGAON**” situated at New S. No. 55/1/2/1 (Old S. No. 55/1 & 55/2 Part), Ambegaon Bk., Haveli, Pune - 411046 (herein after referred to as the “**said Site**”).

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, (“the said Wastes”) resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

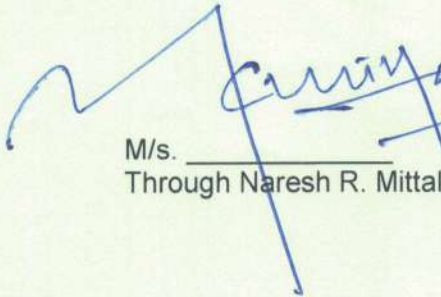
AND WHEREAS, relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

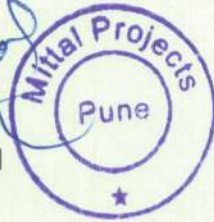
NOW THIS AGREEMENT WITNESSETH HEREAFTER :

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (**Quantity 892 Kg/Day, E waste – 2454 Kg/Year**) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate

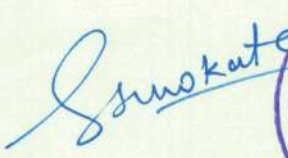
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first above written.


M/s. _____
Through Naresh R. Mittal



(Developer)


SWaCH Cooperative,
Through Shakuntala Kokate



(Party No. 2)

able to avail of 5G connectivity. While telcos say they are calibrating the rollout of 5G sites due to lack of a device ecosystem with only 8-9% of all devices supporting 5G, some smartphone makers say they haven't offered support as they are still testing for performance quality and battery life, since networks are still patchy.

The main points of concern for the government have been around the 5G support for Apple and Samsung devices, said officials.

push out the software updates earlier, possibly in November. Apple is presently testing the 5G-enabled iPhones that includes the iPhone 12, iPhone 13, and iPhone 14 series along with the iPhone SE (3rd Generation) on the carriers that have gone live with 5G services in the country.

Since only Airtel and Jio have launched 5G services so far, Apple will likely have to do another round of testing with cash-strapped Vodafone Idea's 5G network when it is switched on.

NCLT Admits IREP Credit's Insolvency Plea against Rajesh Landmark Projects

Maulik Vyas & Kailash Babar

Mumbai: The bankruptcy court has admitted an insolvency plea against real estate developer Rajesh Landmark Projects — a subsidiary of Mumbai-based realtor Rajesh Lifespace — by IREP Credit Capital, a Mumbai-based non-banking financial company (NBFC).

The Mumbai Bench of the National Company Law Tribunal (NCLT) has appointed Bhru-gesh Amin as the insolvency professional to undertake the Corporate Insolvency Resolution Process (CIRP).

IREP Credit Capital has sought to invoke the provisions of Section 7 of Insolvency and Bankruptcy Code (IBC) Rules, 2016 for a resolution of an unresolved financial debt of nearly ₹27 crore. The dues include secured and redeemable non-convertible debentures (NCDs) worth ₹18 crore issued by the developer, redemption premium, interest, and penal interest.

The developer had privately placed these debentures with IREP Credit Capital in September 2018. As per the terms of the debentures, Rajesh Landmark Projects was liable to pay a quarterly interest to the financial creditor and all the payments due thereafter, along with a default interest at the rate of 2% per annum over and above the interest rate from the date of default till the default is cured.

According to IREP Credit Capital, the developer defaulted on the payment of interest for the quarter ended September 30, 2019 and all subsequent payments thereafter.

Following the default, both the NBFC and the developer agreed to file certain consent terms in a bid to settle the matter in October 2020. The developer unconditionally acknowledged that it is liable to pay an outstanding amount of nearly ₹23 crore, along with interest and premium accrued up to the date of payment, to the lender. As per the consent terms, Rajesh Landmark Projects was to make payments in July 2021, August 2021 and September 2021.

Advocate Rohit Gupta, along with Krushi Barfiwala of law firm Parinam Law Associates, while appearing for the NBFC argued that despite clear consent terms filed in the tribunal on January 7, 2021, the developer failed to comply.



IREP Credit Cap seeks to invoke the provisions of Section 7 of IBC for a resolution of unresolved financial debt of nearly ₹27 cr

PUBLIC NOTICE

This is to inform the public in general that MITTAL PROJECTS have been accorded with the Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for their construction project 'Sun City Ambegaon' at S. No. 55/1/2/1 (Old S. No. 55/1 & 55/2) at Ambegaon Budruk, Mumbai Bangalore Highway, Pune, Taluka-Haveli, Dist.-Pune vide No. SIA/MH/MIS/256252/2022, dated 08/07/2022 (EC Identification No. - EC22B038MH110130). This clearance is in accordance with the provisions of 'EIA Notification 2006'.

The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen at Department of Environment, Government of Maharashtra. Website <http://ec.maharashtra.gov.in>

Amey Nitin Khutale, Advocate
R/at - Flat No. 404, Sarthak Sankul,
Raykar Mala, Dhayri, Pune - 411041

Economic Times

Thank You Indian Plastics Industry

30+ Years of Experience | ISO 9001:2015 | 200+ Honours

The Indian Market has Become the Largest Single Market Overseas for Yizumi HPM

1,500 Injection Molding Machines Sold

80,000 Square Meters Factory

13/10/22
Our Commitment to India

Thank You, Gujarat

Strengthening development in the Indian market to help achieve Yizumi HPM's global strategic objectives. As an important injection molding machine manufacturer in the industry.

In its first year of operation, the value of Yizumi HPM India factory shipment exceeded Rs 400 million. Yizumi HPM India factory has produced and sold 1,500 injection molding machines. The Indian market has emerged as the largest overseas single market for Yizumi HPM.



Mr. Ramesh Varadan, Director, Yizumi Precision Machinery (India) Pvt. Ltd. meets Shri Bhupendra Patel, Chief Minister of Gujarat

As the business of the Yizumi HPM India factory expanded, given its firm confidence in the continued development in the Indian market, with its strategic

global industrial layout in mind. Yizumi HPM acquired a lot of land in Gujarat to build its own modern plant.



Inaugurated by Shri Jagdishbhai Vishwakarma Panchal, Minister of state in Cottage Industries, Minister of state in Cooperation, Minister of Protocol, Industries, Salt-Industries and Forest, Environment & Climate Change, Minister of state, Roads and Buildings

The new plant is located in the GIDC Industrial Park in Gujarat State covering an area of 80,000 plus square meters, current build up is 200,000 square feet in the first phase, which will be extended further, when it is fully completed the annual output is expected to be 10 billion rupees.



New Plant Inaugurated by Shri Jagdishbhai Vishwakarma Panchal, Minister of State Gujarat

Leading Injection Molding Machine Manufacturers

Plot No 1062-1063, Sanand II GIDC, Sanand, 382170 Ahmedabad, Gujarat India

ET 13/10/22 Mittal

CIN - U99999 MH 1970 SGC-014574
www.cidco.maharashtra.gov.in

सिडको/जससंपर्क/२०१/२०२२-२३

13/10/2022

जाहीर नोटीस

तमाम जनतेस सुचित करण्यात येते की,मि.सितल प्रोजेक्टस, पुणे यांच्या 'सन सिटी आंबेगाव' स. नं. ५५/१/२/१ (जुना स. नं. ५५/१ व ५५/२) मॉडेल आंबेगाव ड्रुडक, मुंबई - बेंगळूरु हायवे, तालुका हवेली, जिल्हा पुणे येथील रहिवासी गृहप्रकल्पाच्या राज्य शासनाच्या पर्यावरण आघात मुल्यांकन प्राधिकरण, महाराष्ट्र यांचे दि. ०८/०७/२०२२ रोजीचे प्रकरण क्र SIA/MH/MIS/256252/2022, (EC Identification No. - EC22B038MH110130) अन्वये परवानगी मिळालेली आहे.

सदर परवानगीची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर <http://ec.maharashtra.gov.in> उपलब्ध आहे.

अमेय नितीन खुटाळे, अॅडव्होकेट
राहणार - फ्लॅट नं. ४०४, सार्थक संकूल,
रायकर मळा, घायरी, पुणे - ४११०४१

उद्यम विकास सहकारी बँक लि., पुणे

पायरोप अपार्टमेंट १ ला मजला एंडवणा, पुणे ४११००४,
फोन नं ०२०-२५४२०२२९/२५४५१९९९

विक्री/लिलाव नोटीस

द सिक्युरिटीयारिझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनांशियल असेट्स अँड इन्फोर्सेमेंट ऑफ सिक्युरिटी इन्टरेस्ट अँक्ट २००२, अंतर्गत लिलाव नोटीस नियम ८(६) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून उद्यम विकास सहकारी बँक लि., पुणे च्या अधिकृत अधिकाऱ्याने बँकेच्या वर नमुद केलेल्या पत्त्यावर मुख्य कार्यालयामध्ये खाली नमुद केलेल्या स्थावर मालमत्तेचा दिनांक १५/११/२०२२ रोजी सकाळी ११.३० वाजता, जाहीर लिलाव होणार आहे. मालमत्तांचा तपशील खालील प्रमाणे :-

कर्जदाराचे नाव	मालमत्तेचा तपशील/ मोजमाप चौ.फूट	वाजवी किंमत	कर्जाची शिल्लक रक्कम
१८४/५, भुसारी शाखा कर्जदार / सहकर्जदार मे. शशी स्ट्रक्चरल इंजिनीअर्स प्रा. लि. डायरेक्टर - १. श्री. तिवारी अमरेश केशव. २. श्री तिवारी हिमांशु अमरेश. सहकर्जदार - ३- सौ. तिवारी शशीप्रभा अमरेश ४- सौ. तिवारी सुधी हिमांशु जामीनदार - १. श्री. तिवारी अमरेश केशव २. श्री. तिवारी हिमांशु अमरेश ३. श्री. पुरंदरे सतिश दत्तात्रय	स्थावर मालमत्तेचे गहाणखत क्र. १, २, ३ व ४ यांनी करून दिले. मौजे दासवे तालुका मुळशी जिल्हा पुणे येथील लवासा येथील स. नं. १२७, हिस्सा नं. १ मधील डाउन टाउन हिल कॅटेगरी मधील वॉटर फॉल स्ट्रीट वरील प्लॉट नं. २१ यासी क्षेत्र १३२९ चौ.मी. व बांधकाम २२९.५५ चौ.मी. कार्पेट / २४७० चौ.फूट.	₹. १,१५,००,०००/-	₹. ८९,९०,५१७/- (₹. ऐक्याऐंशी लाख नव्वद हजार सत्तावन फक्त) दिनांक ३०/०९/२०२२ पर्यंत + ब्याज दिनांक ०१/१०/२०२२ पासून.

अटी : १) कोणतेही कारण न देता लिलाव स्थगित वा रद्द करण्याचे अधिकार राखून ठेवण्यात आलेले आहेत. २) लिलावात भाग घेण्यासाठी बयाणा रक्कम ₹. २,००,०००/- भरावा लागेल. ३) सदर मालमत्ता जशी आहे तशी व जेथे आहे तिथे लिलावात विक्री केली जाईल. ४) जास्तीत जास्त बोली असणा-यांचे लाभत लिलाव जाहीर केला जाईल. ५) लिलाव ज्यांचे लाभत जाहीर होईल त्यांना त्याच दिवशी बयाणासह २५% रक्कम अदा करावी लागेल. ६) लिलाव होणाऱ्या मालमत्तेची पाहणी दिनांक ०९/११/२०२२ वेळ सकाळी १० ते दु. २ ह्या दिवशी उपलब्ध असेल. ७) लिलावात भाग घेताना लिलावा संबंधी अन्य अटी व शर्ती जाहीर केल्या जातील. ८) कुठल्याही कारणास्तव सदर लिलाव रद्द अथवा स्थगित झाल्यास फेर लिलाव पुढील १५ दिवसांनंतर घेतला जाईल.

शितल सोमण, अधिकृत अधिकारी
उद्यम विकास सहकारी बँक लि.,
०२० २५४९०९३८/१३९

ठिकाण : पुणे
दिनांक : १३/१०/२०२२

AIC STPINEXT INITIATIVES
(A Section 8 Company incorporated by Software Technology Parks of India)
C/o STPI, Gala No. 6,7 & 8, Ground Floor,
Electronic Sadan-III, MIDC, Bhosari, Pune-411 026

No. STPI/PUNITECH/COE/MOT/2022-2023/7
Date: 13.10.2022

महाराष्ट्र टाइम्स EMPLOYMENT NOTICE

Applications are invited online from the candidates for the positions of Lab Engineer and Executive for MOTION-Centre of Entrepreneurship (CoE) at Pune. The vacancy is proposed to be filled purely on contract basis for a period of three years.

For detailed information and to submit applications for the aforementioned positions, interested applicants may visit the website of the company at www.stpinext.in, www.stpi.in or www.motion.coe. Last date for submission of application is 21 days from the date of publication of this notice.

दि वाई अर्बन को-ऑप बँक लि. वाई

५९१, गणपती आळी वाई, ता. वाई, जि. सातारा www.waibank.co.in

वाहनाचा (मशिन) जाहीर फेरलिलाव

बँकेच्या खाली नमुद शाखेतील थकीत कर्जदार यांनी बँकेकडून घेतलेल्या वाहन (मशिन) कर्जाची परतफेड न झाल्याने त्यांची थकबाकी, योगेय्याज व इतर खर्चाच्या योगे रकमेच्या वसुलीसाठी कर्जास तारण वाहनाचा (मशिन) वाकड पोलीस स्टेशन गुन्हा १२५/२०२१ फौजदारी गुन्हामधून मे. कोर्टातून रु. २३,२०,०००/- या रकमेच्या बाँड वर ताब्यात घेतले आहे तसेच मे. प्रथम वर्ग न्यायदंडाधिकारिसा. पुणे यांचे आदेशानुसार जाहीर लिलाव जसे आहेत, जेथे आहेत, त्या स्थितीत तत्त्वानुसार करणेत येणार आहे.

अ. नं.	शाखा	कर्जदाराचे नाव व पत्ता	मॉडेल व रजि. दिनांक	रजिस्ट्रेशन क्रमांक व विमा	लिलावाचे दिनांक, वार, वेळ व ठिकाण	निविदा पाठविण्याचे ठिकाण
१	थेरागाव	श्री सचिन प्रभाकर येवले रा. गगनपूर व. आंबेगाव ता. हवेली जि. पुणे ४११००९	Escorts Construction Equi / Earth Moving Machine Case 770 SS Loader Backhoe Diesel 01-12-2016	MH-14 CM 1561 विमा दि. २४-०१-२०२३ पर्यंत	सोमवार दि. ३१ ऑक्टोबर २०२२ सकाळी ११.०० वाजता श्री साई कॉम्प्लेक्स, डांगे चौक, थेरागाव, पुणे	दि वाई अर्बन को - ऑप. बँक लि., वाई प्रधान कार्यालय, ५९१ गणपती आळी, वाई

- अटी व शर्तीचे विवरण:
- कर्जदाराने स्वतः अगर प्रतिनिधीमार्फत फेरलिलावाचे वेळी फेरलिलावाचे ठिकाणी उपस्थित राहावे. अन्यथा त्यांचे गैरहजेरीत जाहीर फेरलिलाव केला जाईल. नंतर कोणतीही सबब अथवा तक्रार विचारात घेतली जाणार नाही.
 - जाहिरात प्रसिध्द झाल्यास फेरलिलाव तारखेपूर्वी फेरलिलाव करावयाच्या वाहनाची (मशिन) संपूर्ण माहिती फेरलिलाव घेणार यांनी घेणेची आहे.
 - जाहीर फेरलिलावाच्या नियम व अटी फेरलिलावाचे वेळी समक्ष वाचून दाखवणेत येतील.
 - सदरचे वर नमुद केलेले वाहन (मशिन) श्री साई कॉम्प्लेक्स, डांगे चौक थेरागाव, पुणे येथे बँकेच्या थेरागाव पुणे येथील शाखेमध्ये कार्यालयीन कामकाजाचे वेळेत (सुट्टीचे दिवस वगळता) श्री. प्रकाश बाबुराव चव्हाण मोबा नं. ९२२६७८५०५२ अथवा श्री. जीवन देशमुख मोबा नं. ९१५६८६७५९४ वर संपर्क साधून पहावयास मिळेल.
 - सदर फेरलिलावासाठी वाहन (मशिन) जसे आहे, त्याच परिस्थितीत विकणेत येईल, तसेच बोलीधारकाने वाहन (मशिन) पाहून फेरलिलावात बोली बोलावी, त्यानंतर कोणतीही तक्रार स्विकारली जाणार नाही.
 - वाहन (मशिन) विक्रीमध्ये भाग घेवू इच्छिणाऱ्या व्यक्तींनी फेरलिलावामध्ये भाग घेणेपूर्वी अनामत रक्कम रु. ५०००/- रोखीने अथवा वाई येथे देव असणाऱ्या डिमांड ड्राफ्टने दिनांक ३१-१०-२०२२ अखेर सकाळी ११.०० वाजेपूर्वी बँकेच्या कोणत्याही शाखेत अथवा बँकेचे प्रधान कार्यालय ५९१, गणपती आळी, वाई येथे पोहोचू होतील, अशा बेताने पाठविणे आवश्यक आहे. अनामत रक्कम रोखीने भरल्यास चल्त्याची मूळ प्रत सोबत फोटो, पॅनकार्ड, आधारकार्ड इत्यादी K.Y.C. कागदपत्रांच्या झेरॉक्सप्रती सेलफ अटिस्टेड करून जाहीर फेरलिलावाचे वेळी सोबत आणणे आवश्यक आहे. त्याशिवाय जाहीर फेरलिलाव ठिकाणी प्रवेश दिला जाणार नाही.
 - सदर वाहनांवरील (मशिन) कॅसेसची, टॅक्स, विमा व इतर आवश्यक ती सर्व माहिती घेणाऱ्याने / खरेदीदाराने स्वतः मिळवणेची आहे. वाहनाचे पार्किंग चार्जस व लिलावधारक खरेदीदार यांना भरावे लागतील.
 - जाहीर फेरलिलाव कायम झाल्यानंतर मंजूर रकमेच्या २५% रकमेचा भरणा ताबडतोब करावा लागेल व उर्वरित रकमेचा भरणा ८ दिवसांत करावा लागेल. तसे न केलेस भरलेली संपूर्ण रक्कम जप्त केली जाईल. लिलावधारकाने संपूर्ण रकमेचा भरणा केल्यानंतरच वाहनाचा (मशिन) ताबा दिला जाईल. वाहनाचा (मशिन) ताबा घेतल्यानंतर वाहनाचे (मशिन) प्रती सर्वस्वी जबाबदारी लिलाव घेणार / खरेदीदार यांचीच राहणार आहे. तसेच सदर वाहन (मशिन) खर्चासह हस्तांतरित करून घेण्याची सर्वस्वी जबाबदारी खरेदीदार यांची राहिली.
 - जाहीर फेरलिलाव तहकूब अगर रद्द करण्याचा अथवा इतर कोणताही निर्णय घेण्याचा अधिकार बँकेने कोणतेही कारण न देता राखून ठेवला आहे.

स्थळ : पुणे
दिनांक. १२/१०/२०२२

सही/-
प्राधिकृत अधिकारी

लोणावळा नगरपरिषद ता.मावळ. जिल्हा सन २०२१-२०२२ जाहीर निविदा सूचना

लोणावळा नगरपरिषद खाली नमुद कामाच्या जाहीर दरपत्रक / मागवित आहे. खालील तपशिल १ कामाचा सविस्तर तपशील असलेल्या दरपत्रक व अटी-शर्ती असलेले कोरे दरपत्रक फॉर्म भांडार खरेदी कक्षात दि. १३.१०.२०२२ पासून दि. २७.१०.२०२२ कालावधीत कार्यालयीन वेळेस वागळा मिळतील. दरपत्रका फॉर्म सोबत सिलबंद दरपत्रक मा. मुख्याधिकारी, लोणावळा नगरपरिषद २८.१०.२०२२ रोजी दुपारी ३.०० वाजेपर्यंत आवक विभागात सादर करावे. प्राप्त दरपत्रका शक्यतः दुपारी ४.०० वाजता मा. मुख्याधिकारी यांचे दालनात उघडण्यात येतील. कोणतीही दरपत्रक सिनाकरण्याचा हक्क नगरपरिषदेस राहिल. त्याबाबत कोणतीही कारणे दिली जाणार नाहीत.

अ. क्र.	कामाचा तपशील	टेंडर फॉर्म	इसारा रक्कम	क (काय)
१	स्वच्छ सर्वेक्षण, माझीवसुधरा अंतर्गत विविध उपक्रमांची माहिती न्युज पोर्टलवर प्रसिध्द करणेबाबत	५९०/- (जीएसटी सह)	१६००/-	१३
२	नगरपरिषदेस हार्डवेअर साहित्य पुरविणे उदा. झड्डु टोपल्या व इतर अनेक टिप- सर्व करासह दर देणे	५९०/- (जीएसटी सह)	८०००/-	१३
३	स्वच्छ सर्वेक्षण, माझीवसुधरा अंतर्गत विविध उपक्रमांची माहिती तसेच ओला व सुका कचरा वेगवेगळे करणेबाबतची माहिती स्थानिक केबल टिक्की वर नैदिन प्रसिध्द करणेबाबत	५९०/- (जीएसटी सह)	१६००/-	१३

सदर जाहीर दरपत्रक निविदा सूचना लोणावळा नगरपरिषदेच्या संकेतस्थळावर (www.lm) १३.१०.२०२२ रोजी प्रसिध्द करणेत येत आहे. दुरध्वनी - (०२१९४) - २७५४६३/६४
स्वाक्षरी/
मुख्याधिकारी
लोणावळा नगरपरिषद

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