

Date: 01/12/2023

To  
Maharashtra Pollution Control Board  
Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor,  
Sion Matunga Scheme road No. 8,  
Opp Cine Planet Cinema,  
Near Sion Circle, Sion (E), Mumbai-400022

Sub: Submission of Six Monthly Compliance report for the "**Sun Exotica**" Residential Project by M/s Jindal Mittal Graha Nirman Pvt. Ltd. at S. No. 10/2/4, 10/4/1 & 12, Yewalewadi, Pune.



Ref: Environment Clearance letter from Government of Maharashtra vide no. TPS-1816/CR443/16/DP/Pune&Konkan/UD-13 dated 18<sup>th</sup> November 2017.

Respected Sir,

We have proposed construction of "**Sun Exotica**" residential project by M/s. Jindal Mittal Graha Nirman Pvt. Ltd. at S. No. 10/2/4, 10/4/1 & 12, Yewalewadi, Pune. We are submitting herewith the six monthly compliance for the months July 2023 - December 2023.

Thanking you,  
Yours Faithfully,

For M/s Jindal Mittal Graha Nirman Pvt. Ltd.

Authorized Signatory

**MITTAL HOUSE**

2095, Sadashiv Peth, Vijaya Nagar Colony, Nilayam Theatre Chowk, Pune - 411030  
+91 20 66 8888 88 | sales@mittalbuilders.com | www.mittalbuilders.com

Date: 01/12/2023

To

Dr. S.K. Lal (Scientist B)  
Ministry of Environment, Forest and Climate Change  
Regional Office,  
Ground floor, New Secretariat building, Civil Lines,  
Nagpur - 440001, Maharashtra.

Sub: Submission of Six Monthly Compliance report for the "**Sun Exotica**" Residential Project by M/s Jindal Mittal Graha Nirman Pvt. Ltd. at S. No. 10/2/4, 10/4/1 & 12, Yewalewadi, Pune.

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**Present Status of the residential construction project “Sun Exotica” at S.  
No. 10/2/4, 10/4/1 & 12, Yewalewadi, Pune for six monthly compliance  
report**

S.N.	Description	Present Status (Yes/No)
<b>A</b>	<b>General conditions for Pre-construction phase</b>	
1	This EC is issued subject to land use verification. Local authority/planning authority should ensure this with respect to rules, regulations, notifications, govt. resolutions, circulars etc issued if any. Judgments/orders issued by Hon’ble High court, Hon’ble NGT, Hon’ble Supreme court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly same plans appraised by concern SEAC & SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to the Environment. Dept. this EC issued with respect to environmental consideration and it does not mean that SEIAA approved proposed land use	Agreed
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.	Yes At the time of operation
3	Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.	Agreed
4	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environmental clearance	Not applicable



	does not necessarily implies that Forestry & Wild life granted to the project which will be considered separately on merit.	
5	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Yes
6	The height, construction built up area of the proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with the survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the doing permissibility for the proposed project as per the approved development plan of the area.	Yes As per PMC Rule
7	“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.	Consent to Establish obtained vide no Format1.0 / JD(WPC)/ UAN No. 0000110790 /CE-2106000872 dated 17/06/2021 Attached as <b>Annexure I.</b>
8	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes
<b>B</b>	<b>General conditions for construction phase</b>	
1	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid room etc.	Yes, photos attached as <b>Annexure II</b>
2	Adequate drinking water and sanitary facility should be provided to construction workers at the site. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.	Yes, photos attached as <b>Annexure III</b>



3	Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Agreed
4	Disposal of muck including excavated material during construction phase should not create any adverse effect on neighboring communities and to be disposed off taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	Agreed
5	Arrangement shall be made that waste water and storm water do not get mixed up.	Yes
6	All the top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	Agreed
7	Additional soil for leveling of the proposed site shall be generated within the sites so that natural drainage system of the area is protected and improved.	Yes
8	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Under Process
9	Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic elements	Soil and Ground water testing reports attached as <b>Annexure IV</b>
10	Construction spoils including bituminous material and other hazardous material must not be allowed to contaminate water course and the dump sites for such materials must be secured so that they should not leach in to ground water.	Yes
11	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms of necessary approvals of Maharashtra pollution control	No hazardous waste will be generated



	board.	
12	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Yes
13	The diesel required for operating DG set shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	No storage of diesel require
14	Vehicles hired for bringing construction material at site should be in good condition and should have valid Pollution under check (PUC) certificate and to conform to applicable air and noise emission standards and should be operated during non peak hours only	Agreed
15	Ambient noise level should confirm to standards both during day and night when measured at boundary wall of premises. Incremental pollution load 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	Ambient air and Noise reports attached as <b>Annexure V</b> . Construction activity will be done only in day time.
16	Fly ash should be used as building material in the construction as per provisions of fly ash Notification of 14.9.1999 and as amended on 27/08/2003. The above condition is applicable only if the project site is located within the 100 km of the Thermal Power Stations)	Yes
17	Ready mix concrete shall be used in building construction	Yes
18	The approval from competent authority shall be obtained for structural safety of buildings due to any possible earthquakes .adequacy of firefighting equipment's etc. as per National Building Code including protection measures	Structural stability certificate is attached as <b>Annexure VI</b> .



	from lightening etc.	
19	Strom water control and its reuse should be as per Central Ground water Board and BIS standards for various applications	We are going to recharge bore
20	Water demand during construction shall be reduced by use of pre-mixed concrete, queering agents and other best practices.	Yes
21	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Agreed
22	The installation of Sewage Treatment plant should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment Dept. before the project is commissioned for operation. Discharge of this unused treated affluent, if any should e discharged in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge to sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Yes
23	Permission to draw ground water and construction of basement if any shall be obtained from competent authority prior to construction/operation of the project.	N.A.
24	Separation of gray & black water should be done by dual plumbing line for separation of gray & black water.	Duel Plumbing line will be provided
25	Fixtures for showers ,toilet, flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor based controls	Yes
26	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If	Use of glass for windows only



	necessary, use high quality double glass with special reflective coating in windows.	
27	Roof should meet the perspective requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill the requirement.	Yes
28	Energy conservation measures like installations of CFLs and TFLs for lightening the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use of CFLs and TFLs should be properly collected and disposed off for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heater systems. PP should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Agreed, Solar panels are provided
29	Diesel power generating sets used as source of backup should be of enclosed type to prevent noise and should confirm to rules made under 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	Yes
30	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.	Report attached as <b>Annexure V</b>
31	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking	Agreed



	should be fully internalized and no public space should be utilized.	
32	Opaque wall should meet perspective requirement as per energy /conservation building Code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation to fulfill the requirement	Yes
33	The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Yes as per PMC Rule
34	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbances to surroundings	Yes
35	Under the provision of Environment (Protection) act 1986, legal action shall be initiated against the project proponent if it was found that construction of project had started without obtaining Environmental Clearance.	EC obtained vide no. TPS-1816 / CR443/16/DP/Pune&Konkan/UD-13 dated 18 <sup>th</sup> November 2017 attached as <b>Annexure VII</b>
36	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.	Yes
<b>C</b>	<b>General conditions for Post construction phase/operation phase</b>	
1	PP shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in para 2. Prior certification from appropriate authority shall be obtained.	Agreed
2	Wet garbage should be treated by OWC and treated waste	Agreed



	should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	
3	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc with due permission of MPCB.	Yes
4	A complete set of all documents submitted to Dept. should be forwarded to the local authority and MPCB	Yes
5	In case of any change(s) in the scope of the project, the project required fresh appraisal from Ministry.	Agreed
6	A separate environment management cell with qualified staff shall be set up for the implementation of the stipulated environmental safeguards.	Yes
7	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise-break-ups. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for the other purposes and year-wise expenditure should reported to MPCB and this dept.	Agreed
8	The project management shall advertize 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 EC and copies of EC letter are available with MPCB and may also be available at website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a>	Done. Advertize attached as <b>Annexure VIII</b>
9	Project management should submit half yearly compliance reports in respect of the stipulated prior EC terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar	Yes



	year.	
10	A copy of the EC 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 EC letter shall also be put on the website of the company by the PP.	Yes
11	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of the 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 SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , No <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Yes
12	The PP shall also submit six monthly reports on the status of the 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 SPCB	Yes
13	The environmental statement for each financial year ending 31 <sup>st</sup> March in form-V as in mandated to be submitted by the PP to the concerned SPCB 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.	Yes
14	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	Agreed



	PP has not violated any environmental laws in the past and whatever decision under EP act of the Hon'ble court will be binding on the PP. hence this clearance does not give immunity to the PP in the case filed against him, if any or action initiated under EP Act	
15	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the EC without any intimation and initiate appropriate legal action under EP Act, 1986	Agreed
16	The Environment Department deserves 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.	Agreed
17	<b>Validity of EC:</b> the EC accorded shall be valid for a period of 7 years as per MoEF & CC notification dated 29 <sup>th</sup> April, 2015.	Yes
18	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.	Yes
19	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.	Yes



20	Any appeal against this EC shall lie with the NGT (Western Zone Bench, Pune), New Administrative Building, 1 <sup>st</sup> floor, D wing, opposite Council Hall, Pune, if preferred, within 30 days as prescribed under section 16 of the National green Tribunal Act, 2010.	Ok
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Thanking You,

Yours Faithfully

For, **M/s. Jindal Mittal Graha Nirman Pvt. Ltd**

Authorized Signatory

## Monitoring the implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

Regional Office (West Central Zone), Nagpur

### Monitoring Report

Part – I

Date – 30.11.2023

### Data Sheet

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Housing Project
2.	Name of the project	"Sun Exotica" Residential project by M/s. Jindal Mittal Graha Nirman Pvt. Ltd.
3.	Clearance Letter (s) / OM No. and date	
4.	Location a. District (s) b. State (s) c. Latitude d. Longitude	a. Pune b. Maharashtra c. 18°26'48.03"N d. 73°54'35.50"E
5.	Address for correspondence a. Address of concerned Project chief Engineer (with pin code & Telephone/Numbers) & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	"Sun Exotica" Residential project by M/s. Jindal Mittal Graha Nirman Pvt. Ltd. S. No. 10/2/4, 10/4/1 & 12, Yewalewadi, Pune Ph. +91 (20) 66888888
6.	Silent Features a. Of the Project b. Of the Environmental Management Plan	a. Not Applicable b. Project proponent to form Environmental Management cell to deal with the Environment Related Issue.
7.	Breakup of the project area a. Submergence Area: Forest & Non Forest b. Others	Not Applicable
	a. Total Plot Area	18,100.00 sqm
	b. Built – up Area	45883.45 sqm
	c. Open Space Available	1600.50 sqm
	d. Green Belt Area	663.18 sqm



8.	<p>Breakup of the project affected population with enumeration of those losing houses/dwelling units &amp; landless laborers/artisan</p> <p>a. SC, ST/Adivasis b. Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey carried out gives details and years of survey.)</p>	Not Applicable
9.	<p>Financial Details</p> <p>a. Project costs as originally planned &amp; subsequent revised estimates and the year of price reference.</p> <p>b. Allocations made for Environmental Management Plan with item wise &amp; year wise breakup.</p> <p>c. Benefit Cost Ratio / Internal rate of return and the year of assessment.</p> <p>d. Whether (c) includes the cost of Environmental Management as shown in the above.</p> <p>e. Actual Expenditure incurred on the Project so far</p> <p>f. Actual Expenditure incurred on the Environmental Management Plan so far.</p>	<p>a. 90 cr</p> <p>b. Rs. 27,60,000/-</p> <p>c. Not Applicable</p> <p>d. Not Applicable</p> <p>e. Rs. 1,18,97,67,180/-</p> <p>f. Rs. 1,90,00,000/-</p>
10.	<p>Forest Land Requirement</p> <p>a. The status of approval for diversion of forestland for non-forestry use</p> <p>b. The status of Clearing felling</p> <p>c. The status of Compensatory Afforestation programme in the light of actual field experience.</p>	Not Applicable
11.	<p>The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information</p>	Not Applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p> <p>b. Date of completion (Actual and/or Planned)</p>	<p>After getting EC and Consent to Establish Actual Constructed work: 45883 sqm</p>
13.	<p>Reasons for the delay if the project is yet to start</p>	Not Applicable
14.	<p>Dates of site visits</p> <p>a. The dates on which the project was monitored by Regional office on previous occasions, if any</p> <p>b. Date of site visit for this monitoring report</p>	Not Applicable
15.	<p>Details of correspondence with project</p>	Not Applicable

<p>authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit. (The monitoring report may obtain the details of all the later reports may cover only the letters issued subsequently)</p>	
<p>Letter From RO</p>	<p>Reply from PA</p>

For M/s Jindal Mittal Graha Nirman Pvt. Ltd.




Authorized Signatory



# *Annexure I*

*Consent to Establish*



**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000110790/CE - 2106000872

Date: 17.06.2021

To,  
M/s. Sun Exotica  
S. No. 10/4/2, 10/4/1 & 12, Yewalewadi  
Tal: Haveli, Dist: Pune.



Your Service is Our Duty

**Sub: Revalidation Consent to Establish for construction of residential project granted under red category.**

- Ref:**
1. Consent to Establish for granted vide no. Format1.0/BO/ROHQ/PN-22737-14/CE/CC-12636 dtd. 31.12.2014.
  2. Consent to Operate (Part-I) granted vide no. Format1.0/BO/JD(WPC)/UAN-067787/CO/CC-1910000033 dtd. 01.10.2019.
  3. Environment Clearance granted vide no IEC / Sameeti / 11 dtd. 18.11.2017.

Your application NO. MPCB-CONSENT-0000110790

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

1. The Revalidation of Consent to Establish is granted for a period upto commissioning of project or upto 18-11-2024 whichever is earlier..
2. The capital investment of the project is Rs.48.59 Cr. (As per C.A Certificate submitted by industry).
3. The Revalidation of Consent to Establish is valid for construction of Residential project named as M/s. Sun Exotica, S. No. 10/4/2, 10/4/1 & 12, Yewalewadi, Tal: Haveli, Dist: Pune on Total Plot Area of 18100 SqMtrs for remaining BUA 18960.44 SqMtrs out of total Construction BUA of 45,883.45 SqMtrs as per EC granted dated 18.11.2017 including utilities and services & as per Commencement Certificate issued by local body.
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	74	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer





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 125 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	wet garbage	237 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry Garbage	145 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	29.52 Kg/Day	STP	used 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
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. 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
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall install online monitoring systems for pH, BOD, TSS and flow at the outlet of STP
13. Project Proponent Shall not use groundwater till obtained permission from Central ground water Authority (CGWA)
14. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
15. Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase

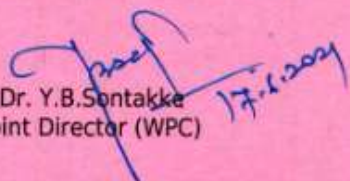


# Maharashtra Pollution Control Board

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16. Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
17. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from Local body dt. 18//11/2017

For and on behalf of the  
Maharashtra Pollution Control Board.

  
Dr. Y.B.Sontakke  
Joint Director (WPC)

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-5264	26/03/2021	NEFT

**Copy to:**

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







**SCHEDULE-I**

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

- 1) A) As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **260 CMD for treatment of domestic effluent of 74 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.

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	75.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	37.30
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 125 KVA	Acoustic enclosure	2.24	diesel	22.8 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

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

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

**SCHEDULE-III**

**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	revalidation Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project

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

**BG Forfeiture History**

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





**BG Return details**

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

**SCHEDULE-IV**

**Conditions during construction phase**

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

**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.





- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

For and on behalf of the  
Maharashtra Pollution Control Board.



*Y.B. Sontakke*  
Dr. Y.B. Sontakke  
Joint Director (WPC)

*17.6.2024*



*Annexure II*

*Labor Camp & Drinking  
Water Supply*



**Labour Camp & Drinking Water Supply**



# *Annexure III*

*Solid waste Disposal*



**Solid Waste Disposal Machine**

"Sun Exotica" by Jindal Mittal Graha Nirman Pvt. Ltd.



***Annexure IV***  
***SOIL & WATER***  
***MONITORING REPORT***



### TEST REPORT

Report No:	EFEL/PRO/2023/11/86	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	23/11/2023	Sampling duration	--
Sampling Location	Labour Camp Filter	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	23/11/2023	End Date of Analysis	27/11/2023

### 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 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	49.6	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	28.6	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	9.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO <sub>4</sub> )	6.4	mg/L	<200	IS 3025 (Part 24)
6	Nitrate( as NO <sub>3</sub> )	0.16	mg/L	<45	APHA 4500 NO3, 23 <sup>rd</sup> Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 <sup>rd</sup> Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
9	Chloride ( as Cl)	12.4	mg/L	<250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	4.9	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.6	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 <sup>rd</sup> Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<2	IS 1622:1981

#### Remark(s):

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



*Shelar*

Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

Page 01 of 01





### TEST REPORT

Report No:	EFEL/PRO/2023/11/87	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	23/11/2023	Sampling Time	12:45 PM
Sampling Location	F Building Construction Site	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	02 kg
Start Date of Analysis	23/11/2023	End Date of Analysis	27/11/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	26	%	
	b) Silt	29	%	
	c) Clay	45	%	
	A. Soil type	Silty clay	-	
2	pH at 25°C	7.57	--	IS 2720(Part 26) 1987
3	EC at 25°C	989.6	µS/cm	IS 14767 : 2000
4	Moisture Content	5.1	%	Manual Of Soil Testing
5	Organic Matter	5.6	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	2.7	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	49.7	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	16.4	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	3.2	mg/Kg	Manual Of Soil Testing
10	Water Holding	48.7	%	Manual Of Soil Testing
11	Calcium as (Ca)	42.3	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	21.6	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)	1.59	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.01	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	7.6	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	0.59	mg/Kg	Manual Of Soil Testing



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

Page 01 of 01

*Annexure V*

**AMBIENT AIR & NOISE  
MONITORING REPORT**






### TEST REPORT

Report No:	EFEL/PRO/2023/11/83	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	23/11/2023	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	31°C	Wet bulb temperature	26°C
Relative Humidity	62% RH	Sampling done by	Client
Start Date of Analysis	23/11/2023	End Date of Analysis	27/11/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	21.3	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	25.9	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	59.6	µg/m <sup>3</sup>	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	38.7	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.96	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	<20	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	<5	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

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

  
Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)



### TEST REPORT

Report No:	EFEL/PRO/2023/11/84	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	23/11/2023	Sampling duration	1440 Min
Sampling Location	Near West Side	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	31°C	Wet bulb temperature	26°C
Relative Humidity	62% RH	Sampling done by	Client
Start Date of Analysis	23/11/2023	End Date of Analysis	27/11/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	24.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	29.8	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	69.6	µg/m <sup>3</sup>	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	42.3	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	1.2	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	<20	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	<5	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

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



  
Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

Page 01 of 01





### TEST REPORT

Report No:	EFEL/PRO/2023/11/85	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	23/11/2023	Sampling duration	1440 Min
Sampling Location	Near Back Side	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	31°C	Wet bulb temperature	26°C
Relative Humidity	62% RH	Sampling done by	Client
Start Date of Analysis	23/11/2023	End Date of Analysis	27/11/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	26.9	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	32.4	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	65.4	µg/m <sup>3</sup>	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	38.7	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.98	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	<20	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	<5	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

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



Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

Page 01 of 01



**TEST REPORT**

Report No:	EFEL/PRO/2023/11/88	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	23/11/2023	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	48.6	18.00	51.8	dB(A)	55/45
07.00	49.7	19.00	50.2	dB(A)	
08.00	52.4	20.00	49.4	dB(A)	
09.00	53.6	21.00	49.6	dB(A)	
10.00	54.2	22.00	48.4	dB(A)	
11.00	55.4	23.00	44.5	dB(A)	
12.00	53.9	24.00	43.7	dB(A)	
13.00	54.3	01.00	42.3	dB(A)	
14.00	53.4	02.00	40.2	dB(A)	
15.00	54.6	03.00	41.5	dB(A)	
16.00	53.4	04.00	44.9	dB(A)	
17.00	52.4	05.00	44.1	dB(A)	
Day Time Leq	52.07				
Night Time Leq	43.02				

**Remark-**

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



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





**TEST REPORT**

Report No:	EFEL/PRO/2023/11/89	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	23/11/2023	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near West Side

**Noise Monitoring Report**

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	50.0	18.00	51.8	dB(A)	55/45
07.00	51.3	19.00	51.5	dB(A)	
08.00	52.4	20.00	48.2	dB(A)	
09.00	53.9	21.00	47.3	dB(A)	
10.00	54.7	22.00	44.6	dB(A)	
11.00	54.5	23.00	43.7	dB(A)	
12.00	53.6	24.00	40.9	dB(A)	
13.00	52.2	01.00	41.5	dB(A)	
14.00	53.7	02.00	42.3	dB(A)	
15.00	53.2	03.00	43.2	dB(A)	
16.00	54.3	04.00	44.0	dB(A)	
17.00	52.4	05.00	41.8	dB(A)	
Day Time Leq	51.74				
Night Time Leq	42.48				

**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)



**TEST REPORT**

Report No:	EFEL/PRO/2023/11/90	Issue Date	27/11/2023
Name and Address of Customer	M/s. Sun Exotica At S. No. 10/2/4, 10/4/ 1& 12, Yewalewadi, Pune, By M/S. Jindal Mittal Graha Nirman Pvt. Ltd.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	23/11/2023	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Back Side

**Noise Monitoring Report**

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	52.3	18.00	51.6	dB(A)	55/45
07.00	53.4	19.00	50.5	dB(A)	
08.00	54.2	20.00	48.3	dB(A)	
09.00	54.6	21.00	47.5	dB(A)	
10.00	53.7	22.00	45.4	dB(A)	
11.00	54.8	23.00	44.3	dB(A)	
12.00	53.0	24.00	43.4	dB(A)	
13.00	54.4	01.00	42.3	dB(A)	
14.00	53.3	02.00	40.3	dB(A)	
15.00	53.3	03.00	41.3	dB(A)	
16.00	53.8	04.00	42.2	dB(A)	
17.00	52.2	05.00	44.3	dB(A)	
Day Time Leq	52.13				
Night Time Leq	42.58				

**Remark-**

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



*Shelar*

Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)



*Annexure VI*

*Structural Stability  
Certificate*

**DELCONS****STRUCTURAL CONSULTANTS**

"Anupam Apartment", Ground Floor,

Laxmi Park Colony, Near Bhide Hospital,

Sadashiv Peth, Pune (MH) INDIA.

Ph No. 020-24533928, 24537161, 24530623

Mob No. 9881142081 Email: email@delcons.in

Web: www.delcons.in

To,  
The Director,  
Jindal Mittal Griha Nirman Pvt.Ltd.

Date: 8<sup>th</sup> April 2017

Sub:- Project "Sun Exotica" S. No. 10/2/4+10/4/1+12, Yewalewadi, Pune.

Dear Sir,

The basis for our structural design shall be as follows.

- 1) For plain and reinforced concrete, Reference code :- IS 456 : 2000
- 2) For design loads-Imposed loads, Reference code :- IS 875 (part-2): 1987
- 3) For design loads- Wind loads, Reference code :- IS 875(part-3): 1987
- 4) Criteria for Earthquake Resistant Design of structure
- 5) For Seismic Zone-III, Reference code :- IS 1893 : 2000
- 6) For ductile detailing :- IS 13920

For RCC work, the loading shall be considered as under.

Sr. No.	Description	
1	Live load ( All floors)	2-KN/sq.m.
2	Floor finish	1.5- KN/sq.m.
3	For Toilets- Live load	2 KN/sq.m.
4	For Terrace slab- Live load	2-KN/sq.m.
5	For water proofing (Terrace)	2-KN/sq.m.
6	All walls	6" thick LIGHT WEIGHT Masonry (density, 800kg/m3)
7	Building shall be designed for PARKING PLUS 11 UPPER FLOORS	
8	Over Head water Tank location & capacity	40000 lit above staircase
9	Machine room over lift shaft	NA
10	Type of foundation	Isolated Footings
11	Assumed Safe Bearing Capacity	300 KN/sq.m.

For DELCONS

Bal Kulkarni

Lic No. 10 Cat. A



*Annexure VII*

*Copy of Environmental  
Clearance*

पर्यावरण समिती,  
पुणे महानगरपालिका  
जा.क्र:-आय ई सी /समिती/ - ११  
दिनांक:- १८-११-२०१७

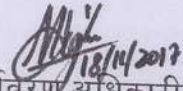
मा. कार्यकारी अभियंता  
बांधकाम परवाना विभाग  
पुणे महानगरपालिका

विषय : प्रस्तावित प्रकल्प "सन एक्सॉटीका" साठी पर्यावरण अटी समाविष्ट करणेबाबत.  
संदर्भ : १) पर्यावरण कक्ष जा. क्र. पर्या-२७ दि. ०७-१०-२०१७.  
२) पर्यावरण समिती बैठक क्र. ३, दि. ०९-१०-२०१७.  
३) मे. जिंदल मित्तल गृह निर्माण प्रा. लि. यांचेकडील पत्र दि. १६-११-२०१७

शासन निर्णय क्रमांक टीपीएस-१८१६/प्र क्र ४४३/१६/ वियो /पुणे व कोंकण विभाग / नवि-१३, दि २८-६-२०१७ अन्वये प्रस्तावित प्रकल्प "सन एक्सॉटीका" S.No. 12,10/2/4,10/4/1 &12, येवलेवाडी, पुणे बाबत पर्यावरण कक्ष, पुणे म. न. पा. यांनी तपासणी करून Category-२ अंतर्गत पर्यावरण समितीकडे शिफारस केली आहे.

दि. ९-१०-२०१७ रोजी पर्यावरण समिती च्या बैठकीमध्ये झालेल्या चर्चेनुसार पर्यावरण अटीस अनुसरून सदर प्रकल्पास शिफारस करण्यात आली आहे. तरी वरील शासन निर्णयानुसार प्रस्तावित प्रकल्प "सन एक्सॉटीका" ला बांधकाम परवानगी देतांना सोबत जोडलेल्या अटींचा समावेश करण्यात यावा.

कळावे,

  
पर्यावरण अधिकारी  
तथा सदस्य सचिव, पर्यावरण समिती  
पुणे महानगरपालिका

प्रत:

मे. जिंदल मित्तल गृह निर्माण प्रा. लि.  
मित्तल हाउस, CTS २०९५, विजयनगर कॉलनी,  
सदाशिव पेठ,  
पुणे ४११०३०

सोबत पान. क्र. १ ते १८





# Integration of Environmental Conditions for Project Category- 2

As per Directives of Government of Maharashtra, Notification No. TPS-1816 / CR443/16/DP/Pune&Konkan/UD-13 Dated 28/6/2017

Name of Project : **“SUN EXOTICA”**

At S. No. 10/2/4, 10/4/ 1&12, Yewalewadi, Pune

by M/s. Jindal Mittal Graha Nirman Pvt. Ltd.

Ref: 1) Recommendation by Environment Cell of PMC Out No. Parya- 27 dated 07-10-2017

2) Environment Committee meeting No.3, dated 09-10-2017.

3) Compliances submitted by project proponent on 16-11-2017

The proposal was considered as per Notification No. TPS-1816 / CR443/16/DP/ Pune &Konkan/ UD-13 Dated 28/6/2017, by the Environment Cell of PMC and recommended the project for prior Integration of Environment Conditions to Environment Committee of PMC. The Environment Committee has recommended the Integration of Environmental Conditions into the project. The project may be put up for further building permission process of PMC.



## Consolidated Statement

(Category 2)

(As per Directives of Government of Maharashtra, Notification No TPS-1816 CR443/16/RP/  
Directive /UD-13 issued under Section 154(1) of Maharashtra Regional and Town Planning Act  
1966)

Brief Information Submitted by M/s Jindal Mittal Graha Nirman Pvt. Ltd is as -

1. Basic Information		Sun Exotica	
1	Name of Project Proponent, address & Email Id	Name	Mr. Naresh Mittal
		Address	M/s. Jindal Mittal Graha Nirman Pvt. Ltd "Mittal House", C.T.S.2095, Vijayanagar Colony, Nilayam theater chowk, Sadashiv Peth, Pune
		Telephone	9325891146
		Email ID	technical@mittalbuilders.com
2	Name of Consultant, Contact and & Email id	Name of Consultant: Pollution and Ecology Control Measures Address: Near Dhantoli Police Station, Dhantoli, Nagpur - 440012 Phone: 0712-2293223 Emailed: pecs.pune17@gmail.com	
3	Accreditation of consultant (NABET/QCI Accreditation)	Accredited by NABET vide no 119	
4	Is Environmental clearance obtained earlier If yes (Details)	EC obtained vide no. SEAC-2013/CR-323/TC-2 dated 05 Nov 2015	
5	Location of the project Taluka Village	S. No. 10/2/4, 10/4/1 & 12, Yewalewadi, Taluka Haveli Pune	
6	Note on the initiated work (If applicable)	Constructed area 12480.06 Sq.m. as per CC No. 0262/15 Dated - 27/4/2015	
7	LOI/NOC from MHADA/ Other approvals (If Applicable)	NA	
8	Total Plot Area (sq.m.)	18100 sqm	
9	Deductions	6196.28 sqm	
10	Net Plot area in sq m	11903.72 sqm	
11	Permissible FSI (Including TDR etc.)	22760.28 sqm	
12	Proposed Built up Area (FSI & Non FSI)	45883.45 sqm	
13	Total ground coverage (m <sup>2</sup> ) & its % (Note: Percentage of plot not open to sky)	2669.12 sqm (22.42 %)	
14	Estimated cost of the project	90 Cr	
15	Court cases pending if any	NA	



*Mittal*

*Naresh Mittal*

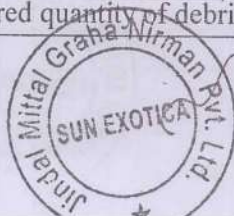


16	Building Configuration	Previous EC	Proposed
		Residential building: 4 Bldg A to C – 2P +11 Bldg D – P+11 Commercial building: 1607.97 sqm (G +2) Club house 1 no.	A wing – 2 P +12 B wing – 2P +12 C wing – 2P +12 D wing – P +12 E wing (commercial) – LP + G +S +10
17	Number of tenants and shops	387 tenements + 04 shops	
18	Number of expected residents/users	Residential – 1935 Commercial – 60	
19	Tenant density per hectare	250 T/HA	
20	Right of way (Width of the road from the nearest fire station to the proposed building(s))	40 m	
21	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m	
22	Existing structure(s) (as on date of application)	Building A=B+P+1 floors Completed, Building B=B+P+4 floors Completed, Building C=B+P+11 floors Completed, Building D=P+11 floors Completed, Building E= In Foundation	
23	Details of the demolition with disposal(If applicable)	NA	
24	Total Water Requirement	During construction phase: 26 m <sup>3</sup> /day During operation phase: 278 m <sup>3</sup> /day	
25	Details about Swimming pool	3.81m x 8.70m	



## 2. Topography And Natural Drainage

1	Highest Contour	102 m
2	Lowest Contour	95 m
3	Slope	7 m
4	Ratio	1 : 40.71
5	Total cutting quantity	Nil ( we are going for vertical expansion hence not applicable)
6	Subsoil quantity	Nil
7	Small rocks quantity	Nil
8	Required quantity of debris for backfilling cum.	Nil
9	Additional required quantity of debris cum.	Nil





10	Disposal Method	On site for back filling
11	Is any Nala Passing through Site	NA
12	If yes Details	NA

### 3. Water Conservation, Waste Water Management, Rain Water Harvesting and Ground Water Recharge

During construction phase:		
Source of Water	Tanker	
Labour water Requirement	6 m <sup>3</sup> /day	
Construction water requirement	20 m <sup>3</sup> /day	
During Operational Phase		
Details	Dry Season ( m <sup>3</sup> /day)	Wet Season ( m <sup>3</sup> /day)
Source of Water	PMC	PMC
Fresh water ( m <sup>3</sup> /day)	175	175
Recycled water (Flushing)	89	89
Recycled water (Gardening)	14	0
Club house	5	5
Swimming pool	2	2
Total fresh water requirement (Fresh + club house)	175	175
Excess treated water	144	158
Recycled Water Used	103	89
Fire fighting	250	250

### 4. Rain Water Harvesting (RWH) & Storm water drainage

Level of the Ground water table	Pre monsoon: 17 m to 23 m BGL Post monsoon : 12 m to 16 m BGL
Pre Monsoon	
Post Monsoon	
Size and no. of RWH tank(s) and Quantity	Nil
Capacity of RWH tanks	NA
Location of the RWH tank(s) if Provided	NA
Number of recharge pits Provided	10 nos
Size of recharge pits	2 m X 2m X 1.5m
Natural water drainage pattern	As per contour
Volume of the recharge pit	6 m <sup>3</sup> /day
Rain water Harvesting capacity	74.86 m <sup>3</sup> /day
Estimated Run off	133.36 m <sup>3</sup> /day
Size of SWD	600 mm
Quantity of storm water:	526.5 m <sup>3</sup> /hr
Sewage and Wastewater	
Sewage generation in KLD:	246
STP technology:	MBBR
Capacity of STP(CMD):	260
Size of STP Dimensions	18.35m x 5.35m=98.17m <sup>2</sup>
Location of STP	As per layout
Budgetary allocation (Capital Cost And O&M cost)	Capital Cost: 70.00 lakhs O & M cost: 6.95 lakhs p.a.

### 5. Solid waste Management





Details	During Construction In Kgs	During Operation	Disposal Method
Total Waste Generation	50 kg/day	982 kg/day	Through OWC and authorized person
Quantity of top soil to be preserved	1785.55 Cum	NA	Used for landscaping
Disposal of construction waste Debris	400 Cum	NA	Used for land filling on same site
Biodegradable Waste	30 kg/day	586 kg/day	OWC
Non-Biodegradable Waste	20 kg/day	395 kg/day	Through authorized vendor
Inert Waste	50 Cum	NA	NA
E waste	Nil	Nil	Through authorized vendor
N	Nil	Nil	NA
Hazardous Waste	Nil	NA	NA
STP Sludge	Nil	29.52	Used as manure for gardening
Area Requirement for OWC / Vermicomposting	--	48 sq.m	--

**Area Requirement:**

1. Location: As per layout
2. Total Area provided for the storage & treatment of the solid waste:
3. Budgetary Allocation:
  - Capital Cost: 15.93 lakhs
  - O & M Cost: 3.97 lakhs p.a.



**6. Energy**

Details	During Construction	During Operation
Connected Load	45 KW	2316 KVA
Maximum Demand= {connected load* U.F.}/ P.F.	--	1138 KVA
DG Set	62.5 KVA X 1	1 nos. x 160 KVA + 1nos. 62.5 KVA
No. Of Transformers	NA	2 nos. x 630 KVA
Source	MSEDCL	MSEDCL

The following Energy Conservation Methods are proposed in the project:

- Solar Water Heating Systems
- CFL & LED based lighting will be done in the common areas, landscape areas, signage's, Entry Gates and boundary compound walls etc.
- Auto timer switches will be provided for street lights, Garden lights, Parking & staircase lights & other Common area Lights for saving electrical energy.
- Water Level Controllers with timers will be used for water pumps.
- Overall Energy Saving is: Approx. 25%
- Compliance of the ECBC guidelines: Yes (If yes then submit compliance in tabular form):

**Compliance with Energy Conservation Building Code (ECBC) 2007**

	Section	Requirement	Remark
1	6.2.2	Equipment efficiency standards	Done



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2	7.2	Lighting controls to be controlled by photo sensor or time switch	Done
3	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Done
4	7.3	Interior lighting power to be with in specific limits	Done
5	7.4	Exterior lighting power to be within specified limits	Done
6	8.2.1.1	Maximum allowable power loss from transformer	Done
7	8.2.3	Power factor be maintained between 0.95 and unity	Done
8	8.2.4	Check metering	Done
9	8.2.5	Power distribution system losses to be maintained less than 1 %	Done

#### Detail calculations & % of saving

Sr No	Energy Conservation Measures	Saving%
1	LED	25 %
2	Solar Water heater	90 %

#### Section 9 Traffic management socio-economic aspects

Criteria	Car	Scoters	Cycles
Covered Parking	420	--	--
Required Parking	420	859	461
Provided Parking	420	859	461

#### Parking efficiency statement for residential Building

Level	Required Equivalent Car Space	Provided car parking No. 4W	Requires Area for proposed park as per MoEF norms	Proposed parking area (Sq.m)	Provided Equivalent Car Space (Sq.mt)
A	B	C	D=B*C	E (At actual)	F= E/C
	20	387	7740	8514.06	22.00

#### 7.SOCIO-ECONOMIC ASPECTS

Give details of the existing social infrastructure around the proposed project.

Sr. No.	Nearest Existing Social Infrastructure	Name/Type	Distance from project (in kms)
1	Hospital	NIXI ICU and Accident Hospital	4.47
2	Bank /ATM	State bank of India	1.48
3	Police station	Katraj police chowky	4.60
4	Restaurant	The Exotic Rooftop Restaurant	5.10
5	Hotel	HMR Royal INN	4.25





6	Entertainment centre	INOX Dorabjee's Royal Heritage Mall, NIBM	3.88
7	Park/play ground	Kid's Play Ground	3.31
8	Religious place of worship	Hanuman Mandir	9.71
9	Health club	Sun Rise Health Club and fitness Centre	1.05

### **BUILDING MATERIALS**

May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)

Recycled Contents usage List: Building Material that have recycled / waste products that are used to replace virgin raw materials :

Sr. No.	Particular	% per cent
1	RCC- Fly ash	15 %
2	Blocks-Fly ash	19 %
3	Plaster- Fly ash09	2 %
4	Aluminium Windows	8 %

### **8. Environmental Management Plan**

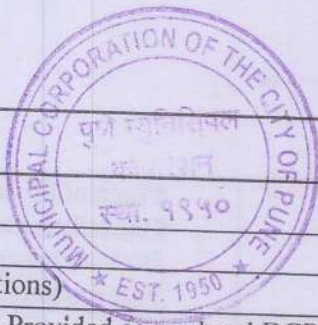
Sr. No.	Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs	Annual O & M Cost in Rs. Lakhs
<b>A}</b>	<b>During Construction Phase:</b>		
1	Water for Dust Suppression	1.20	--
2	Site Sanitation & Safety	4.50	--
3	Environmental Monitoring	1.50	--
4	Disinfection	0.50	--
5	Health Check up	0.50	--
	<b>Total (A)</b>	<b>8.20</b>	
<b>B}</b>	<b>During Operation Phase:</b>		
1.	Rain Water Harvesting	15.00	1.50
2.	Sewage Treatment Plant	70.00	6.95
3.	Organic Waste Composting	15.93	3.97
4.	Tree Plantation	98.94	15.83
5.	Energy saving	87.35	4.36
6.	Environment Monitoring	--	1.60
7.	Laying of Storm & Sewer line upto final disposal point	20.00	2.00
8.	Basement Ventilation	NA	NA
	<b>Total (B)</b>	<b>307.22</b>	<b>36.21</b>



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Total ( A+B)	315.42	36.21
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**9. Green Cover**

Particulars	
Plot Area (after deductions)	13998.76 sqm
Mandatory open space Provided as per local DCR	1600.50 sqm
20% Pervious area Required to be maintained on open space(sqm)	663.18 m <sup>2</sup>
% of pervious area provided on open space	41.44 %

**List of Existing Plantation for the Scheme:**

**Number of Existing trees:** Not applicable

Total No. of trees to be transplanted	NA
Total No. of trees to be cut	NA
Total No. of trees to be protected	NA
Total no. of trees required for plantation (species of MOEF Guidelines)	215
Total no. of trees proposed for plantation	220
Tree density	1 tree/80 sqm

**List Of Proposed Plantation for the scheme:**

Sr.	Botanical name	Common name	No.	Ecological Importance
1.	<i>Albizia lebek</i>	Shirish	10	Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).
2.	<i>Anthocephalus kadamba</i>	Kadamb	10	Medicinal value, To control soil erosion, Birds, squirrels, monkey eat fruits.
3.	<i>Azadirachta indica</i>	Neem	10	Medicinal value, To control soil erosion. To improve soil erosion
4.	<i>Bauhinia blakiana</i>	Kanchanraj	10	Every part of the plant is medicinal, Drought tolerant species.
5.	<i>Bauhinia purpurea</i>	Gulabi kanchan	08	Every part of the plant is medicinal, Drought tolerant species.
6.	<i>Butea monosperma</i>	Palas	08	Medicinal value, Bird attracting species, To control soil erosion.
7.	<i>Choclospermum religiosum</i>	Sonsawar	08	Medicinal value, Native species
8.	<i>Ficus glomurata</i>	Umber	10	Medicinal value, Edible fruits, Bird attracting species
9.	<i>Ficus retusa</i>	Nandruk	10	Medicinal value, Bird attracting species, Drought tolerant species, Hardy plant.
10.	<i>Mangifera indica</i>	Mango	10	Edible fruit, Bird attracting species.
11.	<i>Michellia chaptalia</i>	Sonchaffa	10	Medicinal value,



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				Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
12.	<i>Syzygium cumini</i>	Jamun	10	Medicinal value, Edible fruit.
13.	<i>Azadirachta indica</i>	Neem	09	Medicinal value, To control soil erosion. To improve soil erosion
14.	<i>Bahunia racemosa</i>	Apta	4	Every part of the plant is medicinal, Drought tolerant species.
15.	<i>Caryota urens</i>	Fishtail palm	14	Grown in any type of soil. Very Hardy.
16.	<i>Citrus species</i>	Lemon	03	Medicinal value, Edible fruit.
17.	<i>Dalbergia sisoo</i>	Shisav	10	Medicinal value, Bird attracting species ,
18.	<i>Erythrina indica</i>	Pangara	04	Fragrant flowers, Drought tolerant species, Birds attracting
19.	<i>Gmelina arborea</i>	Shivan	10	Medicinal value, Drought tolerant species, Bird attracting species.
20.	<i>Mimosops elengii</i>	Bakul	17	Fragrant flowers, Medicinal value, To control soil erosion.
21.	<i>Murraya koengii</i>	Kadipatta	04	Medicinal value, Edible leaves.
22.	<i>Muntingia calabura</i>	Singapore cherry	07	Fragrant flowers, Bird attracting species.
23.	<i>Nyctanthus arbotritrits</i>	Parijatak	11	Fragrant flowers, Medicinal value,
24.	<i>Putrnjiva roxburghii</i>	Putrnjiva	04	Medicinal value, Drought tolerant species,
25.	<i>Roystonea regia</i>	Bottle palm	13	Ornamental plant, Medicinal value, Birds & bats eat fruits.

- NOC for the tree cutting/ transplantaion/ compensatory plantation if any: NA
- Checklist for the other necessary approvals

Sr.No	Description	Status of approval	Name of the competent authority	Date of The Issued Letter
1.	CFO NOC for the above said building structure	Approved	PMC fire Department	27/04/2017
2.	HRC NOC for the above said building structure(s)(If applicable)	NA	NA	NA
3.	NOC for the above said building structure(s) from the aviation authority (If applicable)	NA	NA	NA



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4.	Consent for the Garden(cutting/transplanting of trees) for the above said details	NA	NA	NA
4.	Consent for the water for the above said details	Approved	PMC	05/12/2013
5.	Consent for the Drainage for the above said details	Approved	PMC	26/12/2014
6.	Consent for the electric supply for the proposed demand	Approved	MSEDCL	19/12/2013
7.	Precertification for Green Building From Indian Green Building Council and other recognized institutes(If applicable)	NA	NA	NA
8.	Court Order (If applicable)	NA	NA	NA
9.	Solid Waste Approval	Approved	SWaCH	05/03/2015

Note: 1. We have previous EC for the project which was 2P + 11 floor for buildings A to C and for D P +11 commercial building G + 2 and club house

2. We have expanded the project to one floor for A to D building & LP+G+S+10 for (Residential cum Commercial) building.

Hence the number of flats have increased giving rise to following changes.

Description	Previous EC	Expansion
Project Name	Sun Exotica	Sun Exotica
Project Proponent	Jindal Mittal Graha Nirman Pvt. Ltd.	Jindal Mittal Graha Nirman Pvt. Ltd.
Total Plot Area	18100 sqm	18100 sqm
FSI area	19360.45 sqm	22760.28 sqm
Non FSI area	21636.50 sqm	23123.17 sqm
Total Construction BUA	40996.95 sqm	45883.45 sqm
Actual Construction	12 480.06 sqm as on today	
Building Configuration	Residential building: 4 Bldg A to C – 2P +11 Bldg D – P+11 Commercial building: 1607.97 sqm (G +2) Club house 1 no.	Residential building: 5 Bldg A to C – 2P +12 Bldg D – P+12 Building E (Residential cum commercial): LP+G+S+10 Club house 1 no.



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No. of tenements	300	387
Occupancy	Residential: 1500 Commercial: 349	Residential: 1935 Commercial: 60
Fresh Water (per day)	140 KL	175 KL
Recycled Water (per day)	78 KL	103 KL
Total Water Requirement	233 KL	278 KL
Sewage generation (per day)	189 KL	246 KL
Capacity of STP	210 KLD	260 KLD
Parking area	11077 sqm	15822 sqm
No. of car parking	225	420
No. of 2W parking	664,731	859
No. of Bicycle	588,647	461
Dry waste Kg/day	297 Kg/day	395 kg/day
Wet Waste Kg/day	445 kg/day	586 kg/day
STP sludge kg/day	30 kg/day	29.52 kg/day
Landscape Area	1734.68 sqm	1600.50 sqm
Power requirement	Connected 1930 KW Demand load : 1160 KW	Connected load: 2316 KVA Maximum demand: 1138 KVA
DG sets	1 x 200 KVA, & 1 X 62.5 KVA	160 KVAX 1 + 62.5 KVA X1
EMP budgetary allocation	Capital cost -INR 173.50 Lakhs	Capital cost : INR 307.22 lakh
	O & M cost INR 21.60 lakh	O & M cost: INR 36.21 lakh



AA/1



The proposal has been considered by Environment Committee in it's IIIrd meeting and decided to approve the Integration of Environment Conditions to the said project, subject to fulfillment of DCPR 2017 norms and in addition to the following terms and conditions:

S.No.	EC Condition for Construction Phase
i	Provision shall be made for the construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
ii	PP has to abide by the conditions stipulated by Environment Cell and Environment Committee of PMC.
iii	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 waste water and solid wastes generated during the construction phase should be ensured.
iv	The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off as per Solid Waste Management Rules - 2016
v	Disposal of C&D waste 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 PMC. All demolition and construction waste shall be managed as per the provision of the construction & Demolition Waste Rules 2016 and as per PMC norms.
vi	Water supplied by Municipal corporation shall not be used for construction.
vii	Arrangement shall be made that waste water and storm water do not get mixed.
viii	All the topsoil excavated during construction activities should be stored and used for horticulture / landscape development within the project site.
ix	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 shall be protected and improved..





x	Plantations in Open Space/ Recreation Ground/ Landscape area shall include native plant species and should be done as per the list provided by Garden Department of PMC. At least 20% of the open spaces as required by the Building bye laws shall be pervious.
xi	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump/storage sites for such material must be secured so that they should not leach into the ground water.
xii	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
xiii	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. The diesel required for operating DG sets shall be stored in underground tanks if required and clearance from concern authority shall be taken.
xiv	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards
xv	Dust, Smoke & other air pollution prevention measures shall be provided as per CPCB/MPCB norms for the building as well as site
xvi	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.
xvii	PP shall use environment friendly materials in bricks, blocks and other construction materials for at least 20% of construction material quantity. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended from time to time.
xvii	Ready mixed concrete and other eco friendly construction technologies should be used in building construction.
xix	Structural design should comply with the requirements and laws pertaining to structural safety of the buildings. National Building Code should be followed.





xx	Storm water control and its re-use should be as per Central Ground Water Board and BIS standards for various applications. Adequate provision for storage and recharge of water should be followed as per the Ministry of Urban Development Model Building Bye-laws.
xxi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices followed.
xxii	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project. The ground water extraction if any, should be in consultation with Ground Water Authority.
xxiii	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 PMC before the project is commissioned for operation. The unused treated effluent, if any should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. The parameters of treated sewage should conform to CPCB/MPCB norms.
xxiv	Prior approval of PMC's Drainage department for commissioning of STP is mandatory.
xxiv	Sludge should be removed periodically to ensure efficient treatment of sewage. Treated Sludge from sewage treatment shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) manual on sewage and sewage treatment systems.
xxv	The Project proponent should install a flow meter with totaliser to measure : A. Inlet of STP. B. Recycling Tank C. Surplus treated sewage before releasing in municipal drains
xxxvi	The Integration of Environment Conditions letter shall be published by the PP on the website/ webpage of the project.
xxxvii	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
xxxviii	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 systems.
xxxix	ECBC compliance for the project should be in accordance with Maharashtra





	ECBC and it's rules as amended from time to time.
xxxx	Energy conservation measures like installation of CFLs/ LED's for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.
xxxxi	20% of water heating requirement of the project should be provided by use of solar water heaters/ other renewable energy systems. Installation of solar panels/ wind energy or hybrid renewable energy systems to be installed for 1% of connected load of the project.
xxxxii	Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The PP should take measures to reduce noise emanating from DG sets, place DG sets strategically to reduce the impact of noise. Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. The location of DG set and exhaust pipe height shall be as per CPCB norms.
xxxxiii	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site should be avoided through traffic control measures. Parking should be fully internalized and no public space should be utilized. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks
xxxxiv	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase. The PP should take measures so as to avoid disturbance to the surroundings. Any damage to public property immediately adjoining the site (Footpaths, Road surface, Trees etc at entry and exit points of the site) should be compensated for / rebuilt/ repaired in consultation with the PMC. Work should be carried out during day time only.
XLV	Six monthly monitoring reports should be submitted to Pune Municipal Corporation on 1st June & 1st December of each calendar year. 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. The criteria pollutant levels namely PM10, PM2.5, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters,



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	indicated for the project shall be monitored and displayed on Project Proponent's website in the public domain.
XLVI	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by PMC.
XLVII	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 approval to the Integration of Environment Conditions to the said project.
XLVIII	The location of outdoor units for HVAC should be such that they do not cause noise disturbance to adjoining properties. Adequate measures should be undertaken to avoid noise pollution to adjoining users.
XLIX	The placement of STP tanks should be done in a manner that they are open to sky so as to facilitate better light and ventilation.
L	Compliance reports of previous EC to be submitted to PMC. Since the project is located in newly merged area of PMC, it will be the responsibility of PP to ensure requisite quantity of water supply to the occupants. Accordingly, the PP should add a clause in the execution of agreement to sale / conveyance / deed of declaration/apartment deed.

S.No.	EC Condition for Post-Construction/Operation Phase
i	Project proponent shall ensure completion of all environmental infrastructure prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional. The Environment Cell of Project Proponent shall operate the environmental services till handing over to the occupant/ society. After that, the society/ occupant should take over the responsibility of all the environmental services of project.
ii	The occupant/ society shall set up a separate environment management cell/ agency with qualified staff for implementation of the stipulated environmental services. Environment Management Cell/agency should submit half yearly compliance reports with respect to terms and conditions in hard and soft copies to the PMC on 1st June & 1st December of each calendar year. The monitoring



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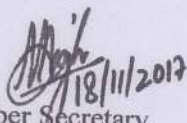
	reports should include certificate of continued compliance of the project for environmental conditions parameters from Qualified Building Environmental Auditors.
iii	The occupant/ society shall allocate separate funds for implementation of environment management measures/ Environmental services along with item-wise breaks-up. These cost shall be included as part of regular society maintenance. The funds earmarked for the environment management measures shall not be diverted for other purposes and expenditure should reported to the PMC along with compliance reports.
iv	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. Non-biodegradable waste should be properly stored before it is handed over to authorized vendor.
v	A complete set of all the documents of the completed project to be submitted to PMC.
vi	In case of any change(s) in the scope of the project after occupancy certificate, the project would require a fresh appraisal of Integrated Environmental Conditions by PMC.
vii	The provision of solid waste (management) Rules 2016 and the e-waste(Management) Rules 2016, and the Plastic Waste Management Rules 2016 shall be followed. E- Waste shall be disposed through Authorized vendor as per E-Waste (Management and Handling ) Rules 2016.
viii	During execution of agreement to sale/ conveyance/ deed of declaration/apartment deed, the project proponent shall mention about the various environment infrastructures (STP, Solar, OWC, Rain Water Harvesting etc) included in the project and include clause about further O & M of environment infrastructures would be responsibility of prospective purchaser/s/or occupant/s.
S.No.	<b>General Conditions</b>
1	The integration of environment conditions 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 the Integration of Environment Conditions does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.





2	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Integration of Environmental Conditions without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986
3	The Case of false declaration or Certification shall be reported to the accreditation body for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors under relevant state laws.
4	Pune Municipal Corporation reserves the right to add any stringent condition or to revoke the conditions stipulated if they are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
5	In case of any deviation or alteration in the project proposed from those submitted to PMC, a fresh application/ amendment to the project should be made to PMC to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
6	No construction shall be allowed in contradiction to D.C. Rules and guidelines of Irrigation Department within blue line/ blue line-redline.
7	Any appeal against Approval to Integration of Environmental Conditions shall lie with the National Green Tribunal, Western Zone Bench, New Administrative Building, 1st Floor, B-wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act,2010.
8	All the integrated environmental conditions stipulated in schedule A of Govt. of Maharashtra, Urban Development Department, Mumbai vide notification No.TPS-1816 / CR443/16/DP/Pune & Konkan/UD-13 Dated 28/6/2017 are binding on Project.



  
 18/11/2017  
 Member Secretary  
 Environment Officer  
 Pune Municipal Corporation



*Annexure VIII*

*Advertisement*







### **PUBLIC NOTICE**

This is to inform the public in general that **JINDAL MITTAL GRAHA NIRMAN PVT. LTD** have been accorded with the Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for their construction project '**Sun Exotica**' at S.No.10/2/4, 10/4/1 & 12, Yewalewadi, Taluka-Haveli, Dist-Pune Vide letter No. SEAC-2013/CR-323/TC-2. 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 Department of Environment, Government of Maharashtra.

Website <http://ec.maharashtra.gov.in>

**Sarika Joshi-Padalkar**, B.S.L.L.L.B., Advocate  
P-102, Phase-2, "Pinnac Memories",  
Near Rahul Nagar, Kothrud, Pune- 411 038

### **PUBLIC NOTICE**

This is to inform the public in general that **JINDAL MITTAL GRAHA NIRMAN PVT. LTD** have been accorded with the Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for their construction project '**Sun Sapphire**' at S.No.131, Hissa No.2+3+5+8, Hadapsar, Taluka-Haveli, Dist-Pune Vide letter No. SEAC-2013/C.R.171/TC-2. 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 Department of Environment, Government of Maharashtra.

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**Sarika Joshi-Padalkar** (Advocate)  
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