

Six monthly Compliance Report

For

Proposed Commercial Project at S.No.279/1, 279/2,
279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3,
Baner, Dist- Pune

by

M/s. A.G. Constructions

(January to June 2024)

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Point wise Compliance Status

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued **vide EC Identification No. EC24B038MH178075 & File No. SIA/MH/INFRA2/435860/2023 dated 02.02.2024**
Construction of building has been initiated as per EC received.

Sr. No.	EC Specific Condition	Reply
1.	PP to submit copy of IOD	Complied. PP submitted IOD copy & Attached as Annexure
2.	PP to submit the Certified Compliance Report (CCR), from Regional Office, MoEF&CC	Complied. PP submitted CCR Report & Attached as Annexure
3.	PP to submit the Tree NOC, Drainage NOC & NoC for water supply.	Complied. PP submitted the Tree NOC, Drainage NOC & NoC & attached as Annexure
4.	PP to submit the architect certificate stating the work carried on site is as per earlier accorded EC	PP submitted the architect certificate stating the work carried on site is as per earlier accorded EC.
5.	PP to submit the revised rain water harvesting calculations. PP to provide more number of recharge pits for surface run off.	PP provided total 03 pits out of 01 is for Terrace & 02 are for Surface runoff.
6.	PP to provide electric charging facility by providing charging points at suitable place as per Maharashtra Electric Vehicle Policy, 2021. Also, PP to ensure that, the water proposed to be used for construction phase should not be drinking water They can use recycled water or tanker water for proposed construction.	PP provided the electric charging facility by providing charging points at suitable place as per Maharashtra Electric Vehicle Policy, 2021. And PP will use recycled or tanker water only for construction phase.
7.	PP has provided mandatory RG area of 453.70 Sq. m on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and will be Followed
8.	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.	Noted and will be Followed

9.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted and will be Followed
10.	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.	Complied
11.	SEIAA after deliberation decided to grant EC for: FSI:21478.48 m2, Non-FSI:17958.46 m2 and Total BUA: 39436.94 m2 (Plan Approval no-Zone-3/4366, Dated – 09.11.2023)	Complied

S. No.	GENERAL CONSITIONS	Reply
A	CONSTRUCTION PHASE	
1	The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off to the approved sites for the land filling after recovering recyclable material.	Solid waste generated is properly collected and segregated. The waste generated from the labour will be collected and handed over to PMC.
2	Disposal of muck 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 approved sites with the approval of competent authority.	Construction waste (muck) generated is reused on site & remaining handed over to authorized vendor by taking the necessary precautions for general safety and health aspects of people.
3	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 generated during the construction phase. If any disposed of as per applicable rules & norms.
4	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.	Adequate drinking water and temporary sanitary facilities have been provided for construction workers present on the site. We hereby also ensure that the safe disposal of waste water and solid wastes generated during the construction phase done.
5	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement made for the disposal of storm water and drainage management. Disposal of storm water is in existing PMC storm drain near site and excess treated water is disposed in existing PMC sewer line near site.

6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	We have used pre-mixed concrete, curing agents and other best practices referred to reduce the water demand for construction.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no ground water extraction.
8	Permission to draw ground water shall be obtained from the competent Authority prior to construction/ operation of the project	According to the PP, there are no bore wells and PP was meeting the water for construction through water tankers
9	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.	Complied. Low flow fixtures for showers, toilet flushing and drinking are used.
10	The Energy Conservation Building Code shall be strictly adhered to	Complied. We adhered to energy Conservation Building Code.
11	All the topsoil excavated during construction activities should be stored in horticulture / landscape development within the project site.	Top soil excavated during construction activities is stored and used for landscape development.
12	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.	Complied. According to PP, Natural drainage system of area is not disturbed. The construction is carried out by taking advantage of natural contour.
13	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.	Soil testing has been carried out. Soil monitoring report is enclosed. Ground water is not excavated for this project please refer Annexure for Soil Analysis Report
14	PP to Strictly adhere to all the conditions mention in Maharashtra (Urban Areas) Protection & Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	We will adhere to all the conditions mention in Maharashtra (Urban Areas) Protection & Preservation of Trees Act, 1975.
15	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 DG set proposed in construction phase complying to Environments (Protection) Rules prescribed for air and noise emission standards.
16	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	Complied. PP informed that vehicles with PUC only are hired for bringing construction material to the site. Copy of the PUC certificates verified during the inspection.
17	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the	Air and noise has been monitored and all the values are within the limits. Monitoring report is attached as Annexure

	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 confirm to the stipulated standards by CPCB/MPCB.	
18	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 MPCB.	Complied. DG set is proposed as source of backup power for elevators and common area illumination. The height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
19	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 separate environment cells/designated person.	All the environmental practices are monitored. An organizational set up is formed to ensure the effective implementation of mitigation measures.
B	OPERATION PHASE	Reply
1	<ul style="list-style-type: none"> a. The solid waste generated should be properly collected and segregated, b. Wet waste should be treated by organic waste converter & treated waste (Manual) should be utilized in the existing premises for gardening. & no wet garbage will be disposed outside the premises. c. dry/inert solid waste should be disposed off to the approved sites for the land filling after recovering recyclable material. 	Complied. The solid waste generated will be properly collected and segregated. The wet waste generated will be treated in proposed OWC. The dry waste generated will be handed over to MPCB authorized E-waste management agencies. 'SWACH'.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste will be collected regularly and sequentially given to the MPCB authorized E-waste management agencies. 'SWACH'
3	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. Discharged of this unused treated effluent, if any should be	Complied. STP is proposed for treatment of waste water generated. The treated water generated from STP will be reused for gardening & flushing purpose. Necessary measures are made to mitigate the odour problem from STP

	<p>discharged in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. PP to give 100% treatment to sewage/liquid waste & explore the possibility to recycle at least 50% of water, local authority should ensure this.</p>	
4	<p>Project proponent shall ensure completion of STP, MSW disposal Will be complied. As committed no 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.</p>	<p>No Occupancy will be given unless all environmental infrastructures are installed and made functional.</p>
5	<p>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</p>	<p>Water supply & drainage connection NOC has been obtained from PMC. 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.</p>
6	<p>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.</p>	<p>Traffic congestion will be avoided. Internal parking provided.</p>
7	<p>PP to provide adequate electric charging points for electric vehicles. (EVs)</p>	<p>Complied. We have proposed 30 % of total parking for electric charging points.</p>
8	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.</p>	<p>Mandatory Landscape area has been proposed on virgin land as required. Also, maximum native species has been proposed.</p>
9	<p>A separate environment management cell with qualified staff shall be set up for</p>	<p>Environment Management cell will be appointed for construction and operation phase.</p>

	implementation of the stipulated environmental safeguards	
10	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department	PP informed that, For Construction Phase Capital Cost – Rs. 3,40,500/- For Operation Phase - Capital Cost – Rs. 1,61,34,000/- O/M Cost – Rs. 16,43,070/- has been allocated for EMP and assured that the same will be utilized only for EMP.
11	The project management shall advertise at least in two local newspapers widely circulated in the region around the project one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at parivesh.nic.in.	Complied.
12	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	Complied. The six-monthly reports are regularly submitted to regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
13	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. Copy of clearance letter is Submitted to the local authority
14	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	Complied. Status of compliance of the stipulated EC conditions, including results of monitored data is submitted to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

	monitored and displayed at a convenient location near the main gate of the company in the public domain.	
c)	GENERAL EC CONDITIONS	REPLY
1	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted. We will abide by conditions, if there is any deviation in proposal, we will approach to SEAC.
2	“Consent to Establishment” shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.	Complied. Received Consent from MPCB.
3	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent of it was found that construction of the project has been started without obtaining environmental clearance.	Complied. PP informed that the construction activity initiated only after obtaining Environmental Clearance
4	The project proponent shall also submit Six monthly monitoring reports on the status of the compliance of the stipulated EC condition including result of monitor data(both in hard copies as well as by email) to the respective Regional Office of MoEF, The respective Zonal Office of CPCB & SPCB.	Complied. The six-monthly reports are regularly submitted to regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
5	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.	Complied. PP has submitted the copy of the Statement.
6	No further expansion/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 any deviation or alteration in the project proposed those submitted to this department for clearance, a fresh reference should be made to the department to assess	Agreed

	the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	
7	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	Not applicable.
4	The environmental clearance is being issued without prejudice to Note 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.	Agreed
5	The environmental clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permission/ NOC's shall be obtained before starting the proposed work as site.	Agreed.
6	In case of submission of false document and non-compliance of Noted stipulated conditions, Authority/Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986	Agreed
7	Validity of Environmental Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006 amended from time to time.	Agreed
8	The above stipulations would be enforced among others under the Noted Water (Prevention and Control of Pollution) Act,	Agreed

	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 environmental 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.	Agreed

Data Sheet

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Construction Project
2.	Name of the Project	Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune by M/s. A.G. Constructions.
3.	Clearance Letter (s) / OM No. and date	EC Identification No. EC24B038MH178075 & File No. SIA/MH/INFRA2/435860/2023 dated 02.02.2024.
4.	Location <div style="margin-left: 20px;"> a. District (s) b. State (s) c. Latitude d. Longitude </div>	S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune. Taluka: Haveli Village: Baner Dist: Pune State: Maharashtra
5.	Address for correspondence a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers): & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Ajit Gaikwad, M/s. A.G. Constructions. S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune
6.	Salient features a. Of the Project	Total Plot Area: 6080.00 sq. m FSI Area: 21478.48 sq. m Non FSI Area: 17958.46 sq. m Total Construction Area: 39436.94 sq. m
	b. Of the Environmental Management Plan	STP of total 160 KLD will be provided for the sewage generation of 153.41KLD. Capital Cost: 42.09 Lakhs O & M: 2.13 Lakhs/year RWH Tank of total capacity: N/A Capital Cost: 3.0 Lakhs O & M: 0.60 Lakhs/year OWC: Dry waste of total capacity 587.2 kg/day Wet waste of total capacity 464.8 kg/day and

7.	Break up of the Project area a. Submergence Area: Forest & Non Forest b. Others	Not Applicable
	a. Total Plot Area	6080.00 sq. m
	b. Built - Up Area (Including Road)	39436.94 sq. m
	c. Open Space available	456.41 Sq. m
	d. Green belt area	456.41 Sq. m
8.	Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan a. SC, ST/Adivasis b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	Not Applicable
9.	Financial Details	121 Cr.
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	Construction phase: Rs. 3.40 Lacs have been allocated for the entire construction period. Operation phase: Capital cost: Rs. 1,61,34,000/- Recurring cost: Rs. 16,43,070/-
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Not Applicable
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	-----
	e. Actual expenditure incurred on the Project so far	-----

	f. Actual expenditure incurred on the Environmental Management Plan so far	-----
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.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p>	--
	b. Date of completion (Actual and/or Planned)	2028
13.	Reasons for the delay if the project is yet to start	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>	Not Applicable
	b. Date of site visit for this monitoring Report	
15.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p>	EC Identification No. EC24B038MH178075 & File No. SIA/MH/INFRA2/435860/2023 dated 02.02.2024.



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

To,

The

A G CONSTRUCTIONS

S.No.279/1,279/2,279/2/1,279/2/2,279/2/3,280/1,280/2,280/3 Baner Pune.
-411045

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/435860/2023 dated 06 Jul 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH178075
2. File No.	SIA/MH/INFRA2/435860/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion of Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3 Baner ,Dist- Pune by M/s. A.G.Constructions
7. Name of Company/Organization	A G CONSTRUCTIONS
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: 02/02/2024

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2 /435860/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. A.G.Constructions,
S.No.279/1, 279/2, 279/2/1, 279/2/2,
279/2/3, 280/1, 280/2, 280/3,
Baner, Dist- Pune.

Subject : Environmental Clearance for Expansion of Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3 Baner, Dist- Pune by M/s. A.G.Constructions

Reference : Application no. SIA/MH/INFRA2 /435860/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 270th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09th November, 2023.

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

1	Proposal Number	SIA/MH/INFRA2/435860/2023
2	Name of Project	Expansion of Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3 Baner ,Dist- Pune by M/s. A.G.Constructions
3	Project Category	Category 'B2', Activity 8(a)
4	Type of institution	Private
5	Name of Project Proponent	Name : Mr. Ajit Gaikwad Address: S. no. 127/1, ITI Road, A G Technology Park, Gaikwad Avenue, Aundh, Pune.
6	Name of Consultant	J. M. EnviroNet Pvt. Ltd.
7	Applied for	Expansion
8	Details of Previous EC	Earlier Environmental Clearance Identification no. EC22B038MH191463 dated 18.06.2022
9	Location of the project	S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3 Baner, Dist- Pune
	Taluka	Haveli
	Village	Baner
	District	Pune
10	Latitude & Longitude	Latitude -- 18.559411° N Longitude 73.797958° E
11	Total Plot Area (m ²)	6080 sq. m
12	Deductions (m ²)	2114.98 sq. m
13	Net Plot area(m ²)	3965.02 sq. m

14	Proposed FSI area (m ²)		21478.48 sq. m			
15	Proposed Non FSI area (m ²)		17958.46 sq. m			
16	Proposed Total Built-up Area (FSI & Non-FSI) (m ²)		39436.94 sq. m			
17	Total built up area (m ²) approved by planning authority till date		39436.94 sq. m			
18	Ground coverage (m ²) & %		--			
19	Total Project Cost (Rs.)		Rs. 121 Cr.			
20	CER as per MoEF & CC circular dated 01/05/2018		--			
21	Number of buildings & its configuration:					
	Previous EC / Existing Building		Proposed Configuration			
	Buildi ng Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Commer cial Building	2 Basement + Ground + 1 st to 4 th level parking + 5 th to 15 th floors	49.65 m	Commercial Building	2 Basement + Ground + 1 st floor Comm. + 2 nd to 4 th level parking + 5 th to 15 th floors	64.68 m
22	Number of tenants and shops		--			
	Number of expected residents/users		Commercial floating population - 3788 persons			
23	Water Budget					
	Dry Season (CMD)			Wet Season (CMD)		
	Fresh water (CMD):	94.70		Fresh water (CMD):	94.70	
	Recycled water-Flushing(CMD):	75.76		Recycled water-Flushing (CMD):	75.76	
	Recycled water-Gardening (CMD):	05		Recycled water-Gardening (CMD):	00	
	Swimming pool makeup(Cum):	00		Swimming pool makeup(Cum):	00	
	Total Water Requirement(CMD)	178.16		Total Water Requirement(CMD)	173.16	
	Waste water generation (CMD)	153.41		Waste water generation (CMD)	153.41	
2	Water Storage Capacity for Firefighting /UGT (m3)			Fire tank – 200 KLD		
4						
2	Source of water			PMC		
5						
26	Rain Water Harvesting (RWH)	Level of the Ground water table:	Post monsoon 6.5 to 8 m Pre monsoon 9 to 11 m			
		Size and no of RWH tank(s) and	NA			

		Quantity:		
		Location of the RWH tank(s):	NA	
		Quantity of recharge pits:	03 nos	
		Size of recharge pits	2.00 m. X 2.00 m. X 2.00 m. Depth With a dia of 160 mm and 60 m depth .	
	Details of UGT tanks if any:	Domestic Tank Fire Tank	145 KLD 200 KLD	
27	Sewage and Waste water	Sewage generation in CMD:	153.41 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	160 KLD	
28	Solid Waste Management during Construction Phase	Total waste- 20 kg/d Dry waste- 12 kg/d Wet waste- 08 kg/d		
	Solid Waste Management during Operation Phase:	Type	Quantity (kg/day)	Treatment/disposal
		Dry waste:	587.2 kg/day	Will be Handed over to SWACH
		Wet waste:	464.8 kg/day	OWC proposed
		Hazardous waste:	NA	NA
		Biomedical waste	--	--
		E-Waste	11.41 kg/day	Handed over to Swach
		STP Sludge (Dry)	20 kg/day	Used as manure after OWC Treatment
30	Green Belt Development			
	Total RG area (m2):	Total RG area required: 453.70 sq. m. Total RG area provided : 456.41 sq. m.		
	Existing trees on plot	12 nos'		
	Number of trees to be planted	50 nos' (Proposed) + 62 (Compensatory)		
	No of trees to be cut	03		
	Number of trees to be transplanted	00		
	No of trees to be protected	09		
31	Power Requirement			
	Source of power supply:	MSDCL		
	During Construction Phase: (Demand Load)	75 KW		
	During Operation phase (Connected load):	2785 KW		
	During Operation phase (Demand load):	1880 KW		
	Transformer:	1 x 2000 KVA		
	DG set:	2 x 750 KVA		
	Fuel used:	HSD		

32	Details of Energy saving:				
	S. no	Energy Conservation Measures	Saving%		
	1	Solar PV	5.7 %		
33	Environmental Management Plan budget during Construction Phase				
	S.No	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
	1	Air	Dust suppression measures and barricading	Rs. 1,06,000 /-	
	2	Land	Site Sanitation & Safety	Rs. 26,500/-	
	3	Environment management	Environmental Monitoring	Rs. 1,20,000/-	
	4	Health & safety	Disinfection and Health Check-ups	Rs. 88,000 /-	
34	Environmental Management Plan budget during Operation phase				
	S. No	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/yr)
	1	Sewage Treatment Plant	STP based on MBBR technology	Rs. 42,09,000 /-	Rs. 2,13,750 /-
	2	Solid Waste Management	OWC	Rs. 14,50,000 /-	Rs.3,40,320 /-
	3	Bio-medical waste	--	Rs. 1,00,000/-	
	4	Rainwater harvesting	RWH pits	Rs. 3,00,000 /-	Rs. 60,000/-
	5	Landscaping	Trees proposed	Rs. 12,00,000 /-	Rs. 60,000 /-
	6	Energy saving features	Solar PV panels & solar hot water	Rs. 70,75,000 /-	Rs. 5,04,000 /-
	7	Environmental Monitoring	Environmental Monitoring	—	Rs. 2,80,000 /-
	8	Basement Ventilation		Rs. 18,00,000 /-	Rs. 1,85,000 /-
	35	Traffic Management			
		Type	Required as per DCR	Actual provided	Area
		4-wheeler	360	372	12.5 sq. m. as per rule
2 – wheeler		1080	1122	2 sq. m. as per rule	
Cycle		--	--	--	
36	Details of Court cases / litigations w.r.t. the project and project location if any.			No	

Comparative statement of the project-

Sr. No	Particulars	Details as per earlier EC issued by MoEF (Areas in sq.mt)	Proposed Modification in EC (Areas in sq.mt)
1	Total Plot area	6080.00	6080.00
2	Deductions	2108.00 (Road widening area under 12 m DP-1030 sq. m. + 9 m wide road -571.99 sq. m. + NALA Garden – 506.01 sq. m.)	2114.98 (Road widening area under 12 m DP-1030 sq. m. + 9 m wide road -571.99 sq. m. + NALA Garden – 506.01 sq. m. + Chamfer – 6.98 sq. m.)
3	Net Plot Area	3972.00	3965.02
4	FSI area	20617.63	21478.48
5	Non FSI area	19680.79	17958.46
6	Total construction BUA	40298.42	39436.94
7	No. of buildings with its configuration	Total no. of building : 1 Commercial Bldg 2 Basement + Ground + 1st to 4th level parking + 5th to 15th floors	Total no. of building : 1 Commercial Bldg 2 Basement + Ground + 1st floor Comm. + 2nd to 4th level parking + 5th to 15th floors
	Building Height	Height : 49.65 m	Height : 64.68 m
8	No. of tenements & Population	Commercial population : 3690 persons	Commercial population : 3788 persons
9	Water requirement	Fresh water: 92.25 KLD Flushing water: 73.80 KLD Gardening water: 05 KLD Total water requirement: 171.05 KLD	Fresh water: 94.70 KLD Flushing water: 75.76 KLD Gardening water: 05 KLD Total water requirement: 178.16 KLD
	Waste water generation & STP provided	Waste water generation: 149.45 KLD STP capacity: 150 KLD STP technology: MBBR	Waste water generation: 153.41 KLD STP capacity: 160 KLD STP technology: MBBR
	Rain water Harvesting	Rain water harvesting tank: NA Size: 2 m x 2 m x 2 m Recharge pits: 03 Nos. (1- terrace + 2 Surface)	Rain water harvesting tank: NA Size: 2 m x 2 m x 2 m Recharge pits: 03 Nos. (1-Terrace + 2 Surface)
12	UGT	01 No. Domestic: 131 KLD Fire- 200 KLD	01 No. Domestic: 145 KLD Fire- 200 KLD
13	Solid waste generation, STP Sludge & OWC capacity	Wet – 436 Kg/day Dry – 582 Kg/day STP Sludge: 18 kg/day E-waste: 10.11 kg/day OWC capacity: 500 kg/day	Wet – 464.8 Kg/day Dry – 587 Kg/day STP Sludge: 20 kg/day E-waste: 11.41 kg/day OWC capacity: 500 kg/day

14	Green Belt Development	Total RG area required & Provided : 453.70 sq. m. Existing trees : 12 no's. No. of trees to be retained – 09 no's No. of trees to be transplant : 03 no's. Mandatory required trees : 49 No's No. of Trees proposed : 57 Nos	Total RG area required & Provided : 453.70 sq. m. Existing trees : 12 no's. No. of trees to be retained – 09 no's No. of trees to be cut : 03 no's. Mandatory required trees : 49 No's No. of Trees on site : 58 Nos
15	Traffic Management	Required : Cars- 364 , Scooters: 1090 Provided : Cars- 365 , Scooters: 1110	Required : Cars- 360 , Scooters: 1080 Provided : Cars- 372 , Scooters: 1122
16	Energy	Connected load: 2680 KW Maximum demand: 1808 KW DG set: 2 x 750 kVA No. of transformer: 2000 KVA Solar PV- 3% saving	Connected load: 2785 KW Maximum demand: 1880 KW DG set: 2 x 750 kVA No. of transformer: 2000 KVA Solar PV- 5 %

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide EC vide letter dated 18.06.2022 for the total construction built up area of 40298.42 Sq. m (FSI- 20617.63 Sq. m + NON FSI – 19680.79 Sq. m). Proposal has been considered by SEIAA in its 270th (Day-2) meeting held on 09th November, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the copy of IoD.
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC.
3. PP to submit the Tree NoC, drainage NoC and NoC for water supply.
4. PP to submit the architect certificate stating the work carried on site is as per earlier accorded EC.
5. PP to submit the revised rain water harvesting calculations. PP to provide more number of recharge pits for surface run off.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Also, PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 453.70 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.

5. SEIAA after deliberation decided to grant EC for-FSI- 21478.48 m2, Non FSI- 17958.46 m2, total BUA- 39436.94 m2. (Plan approval No-Zone -3/4366, dated- 09.11.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission

- norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).

- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by: Shri Pravin C. Darade, I.A.S.

Designation: Member Secretary

Date and Time: 22/02/2024 3:53:55 PM

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/L.S.I

No:- Format1.0/CC/UAN No.0000139945/CE/2211001673

Date: 21/11/2022

To,
M/s. A G Constructions,
Proposed Commercial Project at S.No.
279/1, 279/2, 279/2/1, 279/2/2, 279/2/3,
280/1, 280/3,
Baner, Dist- Pune.



Your Service is Our Duty

Sub: Consent to Establish for Commercial construction project under Red Category

Ref: Minutes of 19th Consent Committee Meeting of 2022-23 held on 31.10.2022

Your application NO. MPCB-CONSENT-0000139945

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 upto Commissioning of the project or five years whichever is earlier.**
2. **The capital investment of the project is Rs.104 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for commercial construction project named as M/s. A G Constructions, Proposed Commercial Project at S.No. 279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/3, Baner, Dist- Pune on Total Plot Area of 6080.40 SqMtrs for proposed total construction BUA of 40298.42 SqMtrs as per EC granted dated 18.06.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 18.06.2022	6080.40	40298.42

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	149.45	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, S-2	DG Set-2 Nos, 750 kVA each	02	As per Schedule -II
S-3	DG Set-50 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	582 Kg/Day	Segregation	Handed over to Local Body
2	Wet waste	436 Kg/Day	OWC with composting facility/Biodigester with composting facility	As Manure
3	STP Sludge (Dry)	18 Kg/Day	Dewatering	As Manure

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

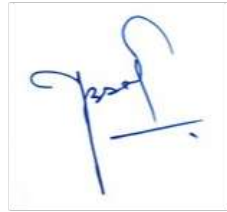
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	10.11	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/255065/2022 dtd. 18.06.2022 for commercial construction project on total Plot area 6080.40 Sq.Mtr, & total construction BUA 40298.42 Sq.Mtr.

17. 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.



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81ca45b6

Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-11-21 18:17:36 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	208000.00	MPCB-DR-12267	31/05/2022	RTGS

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 150 CMD with MBBR technology for the treatment of 149.45 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	171.05
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-750 kVA	Acoustic Enclosure	5.50	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-2	DG Set-750 kVA	Acoustic Enclosure	5.50	HSD 150 Ltr/Hr	1	SO ₂	72 Kg/Day
S-3	DG Set-50 kVA	Acoustic Enclosure	3.00	HSD 12.5 Ltr/Hr	1	SO ₂	6 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm 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:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance conditions	Upto Commissioning of the project	Upto Commissioning of the project

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000182661/CE/2405000424

Date: 07/05/2024

To,
M/s. A.G. Constructions,
Proposed Commercial Project at
S.No.279/1, 279/2, 279/2/1, 279/2/2,
279/2/3, 280/1, 280/2, 280/3, Baner, Dist-
Pune



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

- Ref:**
1. Consent to Establish vide No Format1.0/CC/UAN No.0000139945/CE/2211001673 dtd 21.11.2022
 2. 1st Consent Committee Meeting of 2024-25 held on 18.04.2024

Your application NO. MPCB-CONSENT-0000182661

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 20.11.2027 whichever is earlier**
2. **The capital investment of the project is Rs.17 Cr for Expansion(Existing CI Rs 104 Cr) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for expansion in construction project named as M/s. A.G. Constructions, Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune on Total Plot Area of 6080.00 SqMtrs for total construction BUA of 39436.94 SqMtrs as per EC granted dated 02.02.2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 18.08.2022	6080.40	40298.42
2	Consent to Establish dtd 21.11.2022	6080.40	40298.42
3	Environment Clearance dtd 02.02.2024	6080.40	39436.94

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	153.41	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, S-2	D.G. Sets-750 kVA-2 Nos	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY WASTE	587.2 Kg/Day	Segregation	To Local Body/Authorized Vendor
2	WET WASTE	464.8 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
3	STP Sludge	20 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	50	Ltr/A	Reprocessing	To Authorized Reprocesser

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. 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.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/ 435860/ 2023 dtd 02.02.2024 for construction project having total plot area 6080.40 Sq.Mtr. & proposed total Construction BUA 39436.94 Sq.Mtr as per specific condition of EC.
15. This consent is issued with overriding effect on earlier Consent to Establish granted vide No Format1.0/CC/UAN No.0000139945/CE/2211001673 dtd 21.11.2022
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance



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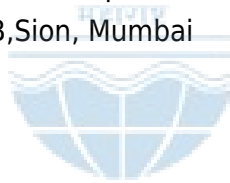
Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-05-07 11:02:31 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	50000.00	MPCB-DR-22552	10/11/2023	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **160 CMD for treatment of domestic effluent of 153.41 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	178.16
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,S-2	D.G. Set-750 kVA-2 Now	Acoustic Enclosure	3.00	HSD 75 Ltr/Hr	1	SO ₂	36 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:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E (Expansion)	Rs 10 Lakhs	Existing/Extend	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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.

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- 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.

This certificate is digitally & electronically signed.





ENVIRONMENTAL NOC

कार्यकारी अभियंता कार्यालय
चतुःश्रृंगी पाणीपुरवठा विभाग
पुणे महानगरपालिका

जावक क्र. ४२
दि २१/११/२०२२

प्रति,

प्रोजेक्शन स्टुडिओ ए.जी.कन्स्ट्रक्शन तर्फे
अभिजित गायकवाड, अजित गायकवाड
ए.जी. टेक्नोलॉजीपार्क औंध पुणे

यांजकडेस

विषय:- स.न.२७९/१, २७९/२, २७९/२/१, २७९/२/२, २७९/२/३, २८०/१, २८०/२, २८०/३ बाणेर पुणे येथील मिळकतीसाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणी पुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ :- १) आपला प्रस्ताव चतुःश्रृंगी पाणीपुरवठा विभागाकडील आ.क्र.१६९५.दि. २२/११/२०२१

संदर्भ क्र.१ च्या पत्रान्वये नियोजित गृह प्रकल्पास पर्यावरण ना-हरकत प्रमाणपत्र मिळणेसाठी पाणी पुरवठा विभागाचे ना-हरकत दाखल्याची मागणी आपण केलेली आहे.. त्या अनुषंगाने ६०८०.४० चौ.मी. जागेच्या क्षेत्रफळातील. बांधकाम क्षेत्रासाठी आर्कीटेक्ट यांचे प्रमाणित नकाशानुसार २६३ के.एल.डी. पाण्याची गरज दिसून येत असल्याने खालील १ ते १२ आटींचे अधिन राहून पाणी पुरवठा विभागाचा दाखला देण्यात येत आहे. विषयांकित मिळकती वरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणीपुरवठा करण्याकरिता नळजोड प्रस्ताव सादर करणार .

- १) विकसकाने स्वखर्चाने मनपाचे सूचनेनुसार जलवाहिनी विकसीत करणार .
- २) एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पूर्ण वापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार .
- ३) जागेवर बांधकाम चालू करणेपूर्वी मिळकती मधील मनपाच्या नळजोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद करणार .
- ४) इमारतीचे पिण्याचे पाणी /वापराचे पाणी /फ्लशिंगचे पाणी इत्यादी कारणासाठी प्रत्येक सदनिका /ऑफिससाठी स्वतंत्र व्यवस्था करणार .
- ५) सदर प्रकल्पाकरिता पाण्याचे उपलब्धतेनुसार होणारा पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसकास स्वतः करावी लागेल.
- ६) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज डिस्चार्ज पाच लिटर प्रती मिनिटा पेक्षा कमी ठेवणार.
- ७) सर्व कामे सक्षम कन्सल्टंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ८) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार .
- ९) तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमानुसार व धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल .
- १०) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका /ऑफिसच्या प्रमाणात त्यावेळेच्या प्राप्त धोरणानुसार पाणी पुरवठा उपलब्ध असल्यास केला जाईल .
- ११) लेआउट मनपा मान्य झाल्यानंतर सी.सी.ची एक प्रत व लेआउटची एक प्रत पाणीपुरवठा खात्यास सादर करावी लागणार.
- १२) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेले हमीपत्र क्र.१८७५/२०२२ दि ३१/०९/२०२२ ला अधिन राहणार आहे.

कळावे.

कनिष्ठ अभियंता

चतुःश्रृंगी पाणीपुरवठा विभाग
पुणे महानगरपालिका

उप अभियंता

चतुःश्रृंगी पाणीपुरवठा विभाग
पुणे महानगरपालिका



कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

जावक क्र.: - १८२८
दिनांक :- १०/१०/२०२३

मे.प्रोजेक्शन स्टुडोओ तर्फे आर्कि.संग्राम साळुंके

ए जी टेक्नॉलॉजी पार्क, गायकवाड एवेन्यु

दुसरा मजला, आय.टी.आय रोड,

औंध पुणे-०७

विषय : स.नं. २७९/१, २७९/२, २७९/२/१, २७९/२/२, २७९/२/३, २८०/१, २८०/२, २८०/३ बाणेर, पुणे
या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल
दाखला देणे बाबत.

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

२) मे.प्रोजेक्शन स्टुडोओ तर्फे आर्कि.संग्राम साळुंके यांचा खात्याकडील प्रस्ताव आ.क्र. ४१९०
दि. ८/०९/२०२३.

३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता
ठ.क्र.मलनि/EC/२५६/२०२३ दि. ०६/१०/२०२३.

विषयांकित मिळकती साठी संदर्भ क्र. १ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील
इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता
इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र. २ अन्वये मे.प्रोजेक्शन
स्टुडोओ तर्फे आर्कि.संग्राम साळुंके यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत प्रस्तावित बांधकाम नकाशे, पुणे
महानगरपालिका मिळकत कर नाहारकत दाखला, कन्सलटंट रिपोर्ट, सातबारा उतारा यांचेकडील काम सुरू करणेचे
सर्टीफिकेट इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या
आहेत.

- | | |
|---|--|
| १ मिळकतीचे क्षेत्रफळ | - ६०८०.०० चौ.मी. |
| २ बिल्टअप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) | - २१४७८.४८ चौ.मी + १७९५८.४६ चौ.मी.
= ३९४३६.९४ चौ.मी. |
| ३ इमारतीची संख्या व उंची | - कमर्शिअल इमारत उंची - ६४.६८ मी, |
| ४ निवासी सदनिका संख्या | - - |
| ५ व्यापारी गाळे संख्या | - शोरूम-२, ऑफिसेस-१०, किचन हॉटेल-१. |
| ६ मान्य नकाशा प्रत | - - |
| ७ कमेन्समेंट सी.सी.नं. दि. | - - |
| ८ आवश्यक पाणी पुरवठा | - कमर्शिअल वापराकरीता १७०.४६० KLD |
| ९ तयार होणारे मैलापाणी | - कमर्शिअल वापराकरीता १५३.४१४ KLD |
| १० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता | - कमर्शिअल वापराकरीता १५३.४१४ KLD |
| ११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित / अस्तित्वातील क्षमता | - कमर्शिअल वापराकरीता १६०.०० KLD |
| १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल | - - |
| १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे | - लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे. |
| १४ पाण्याचा पूर्णवापर करण्याच्या उपाययोजना | - गार्डन, फ्लशिंग व इत्यादी |
| १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना | - नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातून एस.टी.पी चे क्षेत्र लागतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल. |

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

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) ३९४३६.९४ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये 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) ओला व सुक्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुका कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या ओला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदीचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कन्ट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) कमर्शियल वापराकरीता १६०.०० KLD प्रति दिन क्षमतेचा 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 कन्ट्रोल 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 वापरापुर्वी 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.

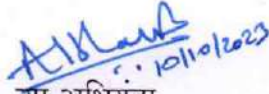
- १९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहरकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी अंतिम नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे महानगरपालिकेच्या संबंधित क्षेत्रिय कार्यालयाकडे मंजूरी घेणे विकासाकावर बंधनकारक राहिल.
- २०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/दिशाभुल करणारी अढळल्यास प्रस्तुतची एन्व्हायरमेंटल क्लिअरन्सकरीता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल याची नोंद घ्यावी.

तरी स.नं. २७९/१, २७९/२, २७९/२/१, २७९/२/२, २७९/२/३, २८०/१, २८०/२, २८०/३ बाणेर, पुणे या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटीवर इनव्हायरमेंटल क्लियरन्सकरीता ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबंधित विकासास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/२५६/२०२३ दि.०६/१०/२०२३ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे.



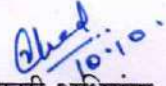
कनिष्ठ अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

Date: 12th Sep 2023

To,
AG CONSTRUCTIONS
2 ND FLOOR Gaikwad Avenue, sr.no-127/1a, off ITI Road, Aundh, Pune-411007

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **AG BUISNESS PARK** situated Sr.no-279/1,279/2,279/2/1,279/2/2,279/2/3,280/1,280/2,& 280/3 Baner, Pune.

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **587.2 Kg/Day, E Waste - 11.41 Kg/Day**) from your registered project **AG BUISNESS PARK** situated Sr.no-279/1,279/2,279/2/1,279/2/2,279/2/3,280/1,280/2,& 280/3 Baner, Pune. 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: 407.3 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work. Assuring you the best of our services.

Thanking You,

For **SWaCH Pune Seva Sahakari Sanstha Ltd**




Authorized Signatory

Date: 12th Sep 2023

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

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

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

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



महाराष्ट्र MAHARASHTRA

2023

11 SEP 2023

CB 306613

३६. बी प्रमाण / ३. नॉन जूडिशियल

इस्त मोटपण / ३. नॉन जूडिशियल

३६. बी प्रमाण / ३. नॉन जूडिशियल

३६. बी प्रमाण / ३. नॉन जूडिशियल

३६. बी प्रमाण / ३. नॉन जूडिशियल

३६. बी प्रमाण / ३. नॉन जूडिशियल

३६. बी प्रमाण / ३. नॉन जूडिशियल

३६. बी प्रमाण / ३. नॉन जूडिशियल

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प्रथम मुद्रांक लिपीक कोषागार



This Agreement ("Agreement") is entered into as on 11/09/2023

Between

M/s AG CONSTRUCTIONS a registered Partnership Firm having its registered office at 2nd Floor, Gaikwad Avenue, Sr no 127/1A off ITI Road aundh, Pune 411007. (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

Signature

Signature

NOTED AND REGISTERED

AT SR. NO. 17013/2029

DATE 12 SEP 2023

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "AG BUSINESS PARK" situated at Sr No 279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3 (herein after referred to as the "said Site") Baner pune.

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 Wet waste - 407.3 kg/ day, Dry waste - 587.2 kg/ day, E waste -11.41 Kg/Day) 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 this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
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. AG CONSTRUCTIONS

Through Mr Ajit S Gaikwad

(Developer)

SWaCH Cooperative,

Miss

Through



Mr Abhijit S Gaikwad



(Party No. 2)

BEFORE ME

Mamta K. Shah

MAMTA K. SHAH

GOVT. PUNE DISTRICT



PUBLIC NOTICE

This is to inform that our project, "A G BUSINESS PARK", located at S. Nos. 279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2 and 280/3 of Village Baner, Taluka Haveli, District Pune- 411045 (Maharashtra) India has been accorded **Environment Clearance bearing No. SIA/MH/MIS/255065/2022 dated 18/06/2022** and copies of the clearance letters are available with the Maharashtra Pollution Control Board and may also be seen on the website at <http://parivesh.nic.in>. sd/-

M/s A. G. Constructions

Place- Pune

2nd Floor, Gaikwad Avenue, S. No. 127/1A,

Date- 08.08.2022

Off. ITI Road, Aundh, Pune - 411007

१० | लोकसत्ता

जाहीर सूचना

आम्ही मे.ए.जी. कन्स्ट्रक्शन्स, कार्यालय पत्ता: दुसरा मजला, गायकवाड ॲव्हेन्यू बिल्डिंग, स. नं. १२७/१ए ऑफ आयटीआय रोड, औंध, पुणे- ४११००७ याद्वारे जनतेस कळवू इच्छितो की, महाराष्ट्र सरकारच्या पर्यावरण मंडळाने आमच्या स. नं. २७९/१, २७९/२, २४९/२/१, २७९/२/२, २७९/२/३, २८०/१, २८०/२ व २८०/३ गाव बाणेर, तालुका हवेली, जिल्हा पुणे, महाराष्ट्र येथील कमर्शियल प्रकल्पास दिनांक १८ जून २०२२ रोजी दिलेल्या **EC No. SIA/MH/MIS/255065/2022** अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रक मंडळ यांच्या कार्यालयात, तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे. सही/-

मे. ए. जी. कन्स्ट्रक्शन्स

स्थळ- पुणे

दुसरा मजला, गायकवाड ॲव्हेन्यू बिल्डिंग, स. नं. १२७/१ए,

दिनांक- ०८.०८.२०२२

ऑफ आयटीआय रोड, औंध, पुणे- ४११००७

REPLY TO THE MINUTES OF 179th SEAC-III MEETING-POINT NO. 1,2,3

Point 1. PP to submit the copy of IoD.

Point 2. PP to submit the Certified Compliance Report (CCR), from Regional Office, MoEF&CC.

Point 3 . PP to submit the Tree NOC, Drainage NOC & NoC for water supply.

Reply 1,2,3: The Project has received all approvals like full potential IOD, Certified Compliance Report (CCR), from Regional Office, MoEF&CC , Drainage NOC & Water NOC & the same has been submitted.

REPLY TO THE MINUTES OF 179th SEAC-III MEETING-POINT NO. 4

Point 4. PP to submit the architect certificate stating the work carried on site is as per earlier accorded EC.

Reply 4: As directed , we have submitted the architect certificate stating the work carried on site is as per earlier accorded EC.

REPLY TO THE MINUTES OF 179th SEAC-III MEETING-POINT NO. 5

Point 5. PP to submit the revised rain water harvesting calculations. PP to provide more number of recharge pits for surface run off.

Reply 5: We have provided total 03 pits out of 01 is for Terrace & 02 are for Surface runoff. The calculations are attached here with.

RAIN WATER HARVESTING- No change

Sr. No	Particulars	Management
1	Rain water harvesting tank location on map, tank capacity as per calculation	Ground water recharging proposed. No Harvesting tanks are proposed.
2	Ground water table level	Up to 9 to 11 m BGL in pre monsoon Up to 6.5 to 8 m BGL in post monsoon
3	No. of the recharge pits and its size and depth	No. of Recharge pits required as per survey & Provided : 03 no's (1 – Terrace + 2 – Surface) Size: 2.0 m. X 2.0 m. X 2 m. Depth with a dia of 160 mm and 60 m depth .
4	Incremental Runoff	Before Implementation: 1939.85 m ³ per year – 49.88 m ³ /day After Implementation : 2715.81 m ³ per year – 69.84 m ³ /day Diff (Incremental runoff) : 775.96 m ³ per year – 19.95 m³/day Percolation anticipated through 03 recharge pits : 45 m³/day
5	Percentage of rain water will recharge to shallow and deep aquifer will be	More than 225 %

RUN-OFF CALCULATIONS

Incremental Runoff due to Development:

Sr No	Ground Cover	Area in sq.m	Average daily rainfall (m/day)	Runoff coefficient	Runoff (cum/day)	Annual potential for RWH (Cum)
A	Before Development					
	Plot Area	4618.7	0.018	0.6	49.88	1939.85
B	After Development					
1	Softscape area	461.9	0.018	0.3	2.49	96.99
2	Terrace Area	1929.1	0.018	0.9	31.25	1215.31
3	Other hardscape/ driveway/ services	2227.8	0.018	0.9	36.09	1403.51
Total B	Total	4618.7			69.84	2715.81
B-A	Increase in the runoff due to development				19.95	775.96

Annual Rf: 717 mm/yr; Avg daily Rf intensity: 18 mm/d; Max Intensity Rf: 55 mm/hr

RUNOFF PARAMETERS:

Anticipated increase in runoff at Max Rainfall intensity:	1.01 cum/min
Average daily runoff available after development (A):	69.84 cum/d
Average daily runoff available Before development (B):	49.88 cum/d
Daily minimum Design percolation required:	19.95 cum/d
Rooftop runoff:	31.3 cum/d
Surface runoff:	38.6 cum/d

Runoff as per Surface Cover	Runoff in cum/d	No of units Proposed	Anticipated Recharge per day	Annual calculated recharge assuming 75 rainy days
Roof Runoff	31.3	1	15	1125.0
Surface Runoff	38.6	2	30	2250.0
Total	69.8	3	45.00	3375.0
Incremental runoff			20.0	776.0

Percolation Test Method: (Cross verification of the adequacy of recharge system)

Recharge anticipated through one single bore:	15 cum/d
Percolation anticipated through 3 recharge bores:	45 cum/d
Increase in runoff due to development:	20 cum/d
Average daily rooftop runoff anticipated:	31.3 cum/d
Assuming 75 rainy days calculated recharge :	3375 cum/ yr
RWH Efficiency wrt design capacity:	more than 225%

REPLY TO THE MINUTES OF 179th SEAC-III MEETING-POINT NO. 6

Point 4. PP to provide electric charging facility by providing charging points at suitable place as per Maharashtra Electric Vehicle Policy, 2021

Reply 4: Noted. We have provided the electric charging facility by providing charging points at suitable place as per Maharashtra Electric Vehicle Policy, 2021

REPLY TO THE MINUTES OF 179th SEAC-III MEETING-POINT NO. 7

Point 5. 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.

Reply 5: We will use recycled or tanker water only for construction phase.

Ambient Air Quality Monitoring Report

Name of Client & Address: Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune by M/s. A.G. Constructions	Sample Code	GESEC/PRO/2024/06/8831
	Sample Location	Near Main /Entry Gate
	Sample Collected By	Green EnviroSafe
	Sample type	Ambient Air
	Date of Sampling	17.06.2024
	Time of Sampling	10:30 am.
	Sampling Duration	08 Hrs.
	Analysis Date	18/06/2024 to 20/06/2024
	Reporting date	21/06/2024

Sr. No.	Parameter	Result	Unit	NAAQ Standards	Standard Method
1	Ambient Temperature	34	°C		Standard RTD Elements
2	Relative Humidity	42	% RH		Solid-state Capacitive Sensor
3	Sulphur Dioxide (SO ₂)	39.3	µg/M ³	≤ 80	IS : 5182 (Part 2)-2001
4	Oxides of Nitrogen (NO _x)	32.60	µg/M ³	≤ 80	IS : 5182 (Part 6)-2006
5	Particulate Matter PM ₁₀	62.50	µg/M ³	≤ 100	USEPA (40 CFR Ch.-1)Appendix J to Part 50
6	Particulate Matter PM _{2.5}	49.6	µg/M ³	≤ 60	USEPA (40 CFR Ch.-1)Appendix L to Part 50
7	Carbon Monoxide (CO)	BDL	mg/M ³	≤ 04	IS : 5182 (Part 10)-1999

REMARKS / OBSERVATIONS:

- All above results are within National Ambient Air Quality Standards.
- BDL = Below Detectable Limit

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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GREEN ENVIROSAFE
Engineers & Consultant Pvt Ltd.

Survey No-1405/06, Mayuri Residency, Shop No-16, 2nd Floor, Sanaswadi, Tai-Shirur, Pune-412208.
Mob-+ 9545084620 | E-mail:gesec12@gmail.com | www.greenenvirosafe.co.in
CIN No. : U74900PN2013PTC149666

Recognised by Ministry of Environment, Forest & Climate Change (MoEF) Govt. of India and ISO/IEC 17025:2005 (NABL), ISO 9001:2015 and OHSAS 18001:2007 Certified Company

Ambient Noise Monitoring Report

Name of Client & Address: Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune by M/s. A.G. Constructions	Sample Code	GESEC/PRO/2024/06/8831
	Sample Collected By	Green EnviroSafe
	Sample type	Noise
	Date of Sampling	17.06.2024
	Reporting date	21/06/2024
	Instrument Details	Sound Level Meter, Sr. No.1479231 Calibrated on -18/06/2024, Due on -21/06/2024

Sr. No.	Test Location	Readings	Unit
		Day Time 12:30 pm. Onwards	
1	Near Main/Entry Gate	51.0	dB(A)
2	Near DG Set	54.0	dB(A)

REMARKS / OBSERVATIONS:

- **Limits:** Maharashtra Pollution Control Board has prescribed 55 dB (A) as an upper limit of Noise Level during day time and 45 dB (A) during night time.

AMBIENT NOISE LEVEL STATNDARDS

Category of Area	Limits in dB (A) Leq	
	Day Time (6.00 am to 10.00 pm)	Night Time (10.00 pm to 6.00 am)
Industrial Area	75	65
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Test Report

Name of Client & Address: Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune by M/s. A.G. Constructions	Sample Code	GESEC/PRO/2024/06/8831
	Sample Name	Drinking Water Sample
	Sample Collected By	Green EnviroSafe
	Method for Sampling	IS:3025 Part -1
	Sample Type	Drinking Water
	Sample Collected On	17.06.2024
	Sample Received on	17.06.2024
	Analysis Date	18/06/2024 to 20/06/2024
	Reporting Date	21/06/2024
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Result	Limits as per IS 10500-2012	Unit	Standard Method
Physical Parameter					
1	E. Conductivity	215.8	--	µS	IS: 3025 Part-04 (R.A : 2002)
2	Total Dissolved Solids	215.64	<500	mg/lit	IS: 3025 Part-05 (R.A : 2002)
3	Turbidity	0.76	<1.0	NTU	IS: 3025 Part-10 (R.A : 2002)
4	Colour	3.7	<5	Hazen	IS: 3025 Part-16 (R.A : 2006)
5	Odour	Agreeable	Agreeable	--	IS: 3025 Part-04 (R.A : 2002)
Chemical Parameter					
1	pH	7.80	6.5-8.5	--	IS: 3025 Part-11 (R.A : 2002)
2	Total Hardness	120.65	<200	mg/lit	IS: 3025 Part-14 (R.A : 2002)
3	Total Alkalinity	175.5	<200	mg/lit	IS: 3025 Part-21 (2009)
4	Chloride	140.26	<250	mg/lit	IS: 3025 Part-23 (R.A : 2003)
5	Sulphate	99.5	<200	mg/lit	IS: 3025 Part-32 (R.A : 2003)
6	Residual Chlorine	Nil	>0.2	mg/lit	APHA :22 nd edition -(4500- SO ₄ ²⁻ E)
7	Calcium	19.9	<75	mg/lit	IS: 3025 Part-02 (2004)
8	Magnesium	12.69	<30	mg/lit	IS: 3025 Part-02 (2004)
9	Iron	Nil	<0.3	mg/lit	IS: 3025 Part-02 (2004)
Microbiological Testing					
1	Total Coliform	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)
2	E.coli	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)

Note : For E.coli and Coliform <2 can be considered as Absent

➤ The tests marked with an * are not accredited by NABL

REMARKS / OBSERVATIONS: All above parameters are within limits as per IS: 10500(2012) standards.

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Test Report		
Name of Client & Address: Proposed Commercial Project at S.No.279/1, 279/2, 279/2/1, 279/2/2, 279/2/3, 280/1, 280/2, 280/3, Baner, Dist- Pune by M/s. A.G. Constructions	Sample Code	GESEC/PRO/2024/06/8831
	Sample Name	Soil Sample
	Sample Collected By	Green EnviroSafe
	Method for Sampling	--
	Sample Type	Soil
	Sample Collected On	17.06.2024
	Sample Received on	17.06.2024
	Analysis Date	18/06/2024 to 20/06/2024
	Reporting Date	21/06/2024
Sample returned /stored	Stored at room temp. for 1 week from the date of reporting	

Sr. No.	Parameter		Result	Unit
Physical Parameter				
1.	Moisture Content		8.5	percent
2.	Organic Matter		7.8	percent
3.	Particle Size Distribution	Sand	26	percent
		Silt	47	percent
		Clay	16	percent
Chemical Parameter				
1.	pH (1:5)		8.9	-
2.	Electrical Conductivity		130	μS/cm
3.	SAR Ratio		0.76	--
4.	Total Nitrogen		106.9	mg/kg
Elemental Testing				
1.	Potassium (as K)		111.89	mg/kg
2.	Phosphorous (as P)		67.0	mg/kg
3.	Iron (as Fe)		0.80	mg/kg
4.	Copper (as Cu)		3.69	mg/kg

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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-----End of Report-----



