

**YERWADA DEVELOPERS PRIVATE LIMITED**

**CIN: U45403MH2021PTC371791**

**Registered Office:- Godrej One, 05<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway, Vikhroli (East), Mumbai – 400079.**

**Contact No: +912225188010 Email Id: companysecretary@godrejfunds.com**

Date: 01.12.2024

To,  
**Regional Director,**  
**Central Pollution Control Board**  
Parivesh Bhawan, Opp.  
VMC Ward Office No. 10,  
Subhanpura, Vadodara-390 023

**Sub:** Submission of Six-Monthly Compliance Report for Proposed Commercial Project at CTS 1968+1969, Yerwada, Pune.

**Ref:** EC vide identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022

Dear Sir,

This is with reference to Amended Environmental Clearance Letter vide EC identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022 received from SEIAA, Maharashtra.

We are enclosing herewith the Six-Monthly Compliance report (from Apr 2024 to Sept 2024) along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,  
Yours faithfully,  
**For YERWADA DEVELOPERS PVT. LTD**

*Bulkarn*  
**Authorised Signatory**



**Cc:**

1. Regional Officer, MPCB
2. Environment Department, Mantralaya, Mumbai
3. Director, MoEF&CC, Nagpur

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Contact No: +912225188010 Email Id: companysecretary@godrejfunds.com**

**Date: 29.11.2024**

**To,  
Pravin Darde (IAS)  
Principal Secretary, Environment Dept.  
Member Secretary, SEIAA  
Room No. 217, 2nd Floor, Annex Building,  
Mantralaya, Mumbai – 400032**

**Sub:** Application for Expansion in Environmental Clearance for our Commercial Project at, CTS No. 1968 +1969, Yerwada, Pune by M/s. Yerwada Developers Private Limited

**Ref:** 1. EC vide identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022

Hon'ble Sir,

We have obtained Environmental Clearance vide identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022 for Commercial Project at, CTS No. 1968 +1969, Yerwada, Tehsil-Pune City, Pune.

The EC was obtained for Plot area of 9014 m<sup>2</sup>, FSI Area of 78,651.83 m<sup>2</sup> and Total construction area of 1,16,211.80 m<sup>2</sup>.

Now, we are applying for expansion in Environmental Clearance due to minor changes in the layout and Increase in construction area.

The comparative statement of the earlier and proposed expansion is attached.

We have enclosed duly filled in Application Form and Conceptual plan for project as stipulated in Notification dated 14.09.2006 in Paragraph No. 7 and Appendix V.

We request you to appraise our project and grant us the Expansion in Environmental Clearance at the earliest.

Thanking you,

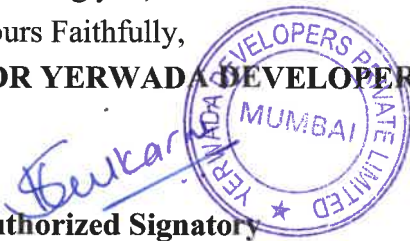
Yours Faithfully,

**FOR YERWADA DEVELOPERS PRIVATE LIMITED**

**Authorized Signatory**

**Encl:**

1. Form 1 & 1A
2. Earlier EC
3. Conceptual plan



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Contact No: +912225188010 Email Id: companysecretary@godrejfunds.com**

**Date: 01.12.2024**

To,  
**Ministry of Environment, Forest & Climate Change,  
Regional office (WCZ),  
Ground Floor E wing,  
New Secretariat Building, Civil Line,  
Nagpur 440 001.**

**Sub:** Submission of Six-Monthly Compliance Report for Proposed Commercial Project at CTS 1968+1969, Yerwada, Pune.

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Yours faithfully,  
**For YERWADA DEVELOPERS PVT. LTD.**

Authorised Signatory



**Cc:**

1. Regional Officer, MPCB
2. Environment Department, Mantralaya, Mumbai
3. Regional Director, CPCB

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**Eastern Express Highway, Vikhroli (East), Mumbai - 400079.**

**Contact No: +912225188010 Email Id: companysecretary@godrejfund.com**

Date: 01.12.2024

To,  
**Principal Secretary,**  
**Environment Department,**  
Mantralaya,  
Mumbai - 400032

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Yours faithfully,

**For YERWADA DEVELOPERS PVT. LTD**

*Bankar*  
**Authorised Signatory**



**Enclosed:** Hard Copy of Compliance Report (Period - Apr 2024 to Sept 2024)

**Cc:**

1. Regional Officer, MPCB
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

**YERWADA DEVELOPERS PRIVATE LIMITED**

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Eastern Express Highway, Vikhroli (East), Mumbai - 400079.**

**Contact No: +912225188010 Email Id: companysecretary@godrejfund.com**

Date: 01.12.2024

To,  
**Regional Officer,**  
**Maharashtra Pollution Control Board,**  
Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor,  
Road No. 8, Opp. PVR Theater,  
Sion Circle, Mumbai,  
Maharashtra 400022

**Sub:** Submission of Six-Monthly Compliance Report for Proposed Commercial Project at CTS 1968+1969, Yerwada, Pune.

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**For YERWADA DEVELOPERS PVT. LTD**

*Beencarni*  
**Authorised Signatory**



**Enclosed:** Hard Copy of Compliance Report (Period - Apr 2024 to Sept 2024)

**Cc:**

1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

# **COMPLIANCE REPORT**

**(APRIL 2024 TO SEPTEMBER 2024)**

**For**

**PROPOSED COMMERCIAL PROJECT**

**Environmental Clearance Letter vide identification no.  
EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated  
30.09.2022**

**At**

**CTS 1968+1969, Yerwada, Pune**

**Proposed By**

**YERWADA DEVELOPERS PVT. LTD.**

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# ***DATA SHEET***



## PROJECT DETAILS

Sr. No.	Particulars	Details				
1	Project type: River- valley/mining /Industry/ Thermal/Nuclear/other(specify)	Construction Project				
2	Name of the Project	Proposed Commercial project at CTS 1968+1969, Yerwada, Pune				
3	Clearance letter(s)/OM and Date	Environmental Clearance Letter vide identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022				
4	Location	at CTS 1968+1969, Yerwada, Pune				
	a) District(s)	Pune				
	b) State(s)	Maharashtra				
	c) Latitude/Longitude	18°33'6.44"N 73°53'41.12"E				
5	Address of correspondence					
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	<b>Mr. Sandeep Kishore Kulkarni</b> Godrej One, 05 <sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400079 Tel.no.:91-22 61698531				
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	<b>Mr. Sandeep Kishore Kulkarni</b> Godrej One, 05 <sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400079 Tel.no.:91-22 61698531				
6	Salient features					
	a) of the Project	This is commercial project. The building Type and configuration of building is as follows: <table border="1" data-bbox="845 1512 1388 1579"> <thead> <tr> <th>BUILDING TYPE</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>3B +G+17</td> </tr> </tbody> </table>	BUILDING TYPE	Configuration	Commercial	3B +G+17
BUILDING TYPE	Configuration					
Commercial	3B +G+17					
		<i>Application for EC was done for the Configuration of 3B+G+2P+17 floors and the same is reflected in the Minutes of SEAC3 and SEIAA.</i>				
	b) of the Environmental Management Plan	<ul style="list-style-type: none"> <li>• STP of total capacity 460 KLD will be provided.</li> <li>• Solar PV Panel unit will be provided</li> <li>• Rain Water Harvesting through recharge pits will be provided.</li> <li>• Solid waste management: Biodegradable waste will be</li> </ul>				

Sr. No.	Particulars	Details	
		treated in OWC. Dry waste is handed over to Authorized recycler.	
7	Break up of the project area		
	a) submergence area: forest & non-forest	NA	
	b) Others	Total Plot area: 9014 m <sup>2</sup>	
		FSI area	78,651.83 m <sup>2</sup>
		Non FSI area	37,559.97 m <sup>2</sup>
		Total Construction Area	1,16,211.80 m <sup>2</sup>
8	Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/	Own Land	
	a) SC, ST / Adivasis	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 590 Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (Including DMP cost)	Rs. 1315 Lakhs
		Operation & Maintenance Cost (Including DMP cost)	Rs. 110.5 Lakhs
		The environmental budget during construction phase of project is Rs. 89.0 Lakhs	
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far		
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	

Sr. No.	Particulars	Details
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.
	d) afforestation, if any	N.A.
	e) Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	
	b) Date of completion (Actual and/or planned)	Dec 2026
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	-
	b) Date of site visit for this monitoring report	15.09.2024
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	-

## ***CURRENT STATUS OF PROJECT***

**PRESENT STATUS OF COMMERCIAL PROJECT AT CTS 1968+ 1969, YERWADA  
PUNE, MAHARASHTRA**

Sr. No.	Building Name	Number of floors as per EC dated 30.09.2022	Construction Status
01	Commercial building	3B + G +17	<ul style="list-style-type: none"> <li>• FSI Constructed on site: 3891.84 sq.m</li> <li>• Non FSI Constructed on site: 11054.14 sq.m</li> <li>• Total Built-up area constructed on site: <b>14945.98 sq. m</b></li> </ul> <p>{ Part Basement 3+ Part Basement 2 + Part Basement 1 +Part Ground Floor + Part Podium 1 + part podium 2 + part 1st floor}</p>

*Application for EC was done for the configuration of 3B+G+2P+17 floors and the same is reflected in the Minutes of SEAC3 and SEIAA.*

## SITE PHOTOGRAPHS

**B2 Level Block**



**B2 Level Painting**



**B3 LEVEL**



**Core Area Part 1**



**Core Area Part 2**



**L02 LEVEL PT POUR 3**



POUR 4 TOP VIEW





### Fire Safety and Barricading



### Toilet Facility



# ***COMPLIANCE TO EC CONDITIONS***

**Compliance to Environmental Clearance vide identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022**

<b>SPECIFIC CONDITIONS</b>		
<b>A. SEAC CONDITIONS</b>		
<b>Sr. No.</b>	<b>Conditions</b>	<b>Compliance</b>
1.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted. We will provide 30% of total parking arrangement with electric charging facility.
2.	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	Noted and shall be complied. We will not use drinking water for construction purpose. We will use recycled water or tanker water for proposed construction. Undertaking for use of recycled water is Submitted to SEIAA.
3.	PP to abide by all the conditions of the fire NOC.	We hereby confirm that we will abide by all the conditions of the fire NOC.
<b>B. SEIAA CONDITIONS</b>		
1.	This EC is restricted up to 78 m height as per CFO NOC.	Noted. In CFO NOC the height is mentioned upto top slab level.
2.	There are 174 trees existing on site and PP has proposed to cut/transplant 133 trees. SEIAA asked PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. SEIAA also asked PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.	We have proposed to plant 2727 trees on other land allocated by Pune Municipal Corporation. We have submitted the Undertaking for same to SEAC III, Maharashtra.  Part Plantation of 291 trees is completed on Airport Road from Airport to 509 chowk as per the space allocated by Pune Municipal Corporation.  We will comply with all rules and regulations as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
3.	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 we shall comply the same.  We will keep open space unpaved to ensure permeability of water. Also, we will provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender

Compliance Report

		movement
4.	PP to achieve at least 5 % of total energy requirement from Solar/other renewable Sources.	We will explore the possibility to achieve at least 5 % of total energy requirement from Solar/other renewable Sources.
5.	PP shall comply with standard EC conditions mentioned in the Office Memorandum issue by MoEF & CC vide F. No. 22- 34/2018-IA.III dt. 04.01.2019.	All the standard EC conditions mentioned in the Office Memorandum issue by MoEF & CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019 are noted and will be complied.
6.	SEIAA after deliberation decided to grant Environmental clearance for FSI-78651.83 m <sup>2</sup> , Non FSI-37559.97 m <sup>2</sup> , Total BUA-116211.80 m <sup>2</sup> (Plan Approval- CC/0550/22 dated 01.06.2022).	Noted.
<b>GENERAL CONDITIONS</b>		
<b>(a) Construction Phase</b>		
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted and shall be complied. Solid waste generated will be properly collected and segregated.  Wet garbage will be treated in OWC.  Dry/inert solid waste will be handed over to Authorized recycler.
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted and shall be complied. The muck will be disposed off at site.  All safety precautions will be taken by the PP. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are proposed.  Re-utilization strategy for construction debris is followed.
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted and shall be complied. No hazardous waste will be generated during construction phase. However, the disposal of the same shall be done as per CPCB /MBCB norms applicable to hazardous waste.
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	Noted and shall be complied.  Adequate drinking water and temporary sanitation with separate toilets with septic tanks, soak pits for ladies and gents are provided.

Compliance Report

	generated during the construction phase should be ensured.	The waste generated from the labour will be mostly household waste which is collected and handed over to Authorized Recycler.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and shall be complied.  The Storm water drains and sewer lines will be provided separately on site. This arrangement shall ensure that storm water and sewage will not mix.  The excess treated waste water will be disposed in Municipal Sewer lines through sewer lines.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted and shall be complied.  Water demand during construction will 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.	Noted and shall be complied.  The ground water quality will be monitored through MoEF recognized laboratory.  As regards to consultation with ground water authority, we are not using ground water for construction purpose. For operation phase the water will be sourced from PMC.
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.	We are not using ground water for construction/operation purpose. As such permission from CGWB is not obtained
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.	Noted and we will provide water efficient sanitary fixtures.
x.	The Energy Conservation Building Code shall be strictly adhered to.	Noted and shall be complied.  We will follow the prescriptive requirement specified in Energy Conservation Building Code.
xi.	All the topsoil excavated during the construction activities should be	Top layer of soil will be reused for the development of green belt.

Compliance Report

	stored for use in horticulture/landscape development within the project site	
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of area will not be disturbed. The construction is done by taking advantage of natural contour.  No additional soil is required for land leveling.
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. The Monitoring Report is attached as <b>Annexure VII</b>
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.	All the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 are followed. RG area proposed to be provided is 875.65 m <sup>2</sup> and total no. of trees to be planted on site is 39. 2727 nos. of trees will be planted on other site against cutting/replantation of 133 no. of trees. (Out of which 1300 nos. of trees are planted) Plantation of 1000 trees is completed at S.No.82 and 85 Vithumai Devrai Tekdi, Phursungi, Pune as per the space allocated by Pune Municipal Corporation. Letter from Pune Municipal Corporation is attached as <b>Annexure VIII</b>
xv.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	DG set of 100 kVA capacity will be provided on site during construction phase. The D. G. set shall be of enclosed type and as per CPCB norms.
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.	Noted and shall be complied.  Vehicles hired for transportation of Raw material will strictly be complying with the emission norms prescribed by Ministry of Road Transport & Highways Department.  The vehicles will be adequately covered to avoid spillage/leakages.
xvii.	Ambient noise levels should	The noise levels as well as air

Compliance Report

	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.	pollution will be monitored regularly from MoEF&CC recognized laboratory.  Copy of reports is attached as <b>Annexure VII</b>
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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set of 100 kVA capacity will be provided on site.  We will comply to above & make necessary arrangements. The DG sets will be provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986. The stack heights shall be as per MPCB prescribed norms.
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 Environmental cell/ Designated person.	Project In-charge is responsible for regular supervision on environmental measures  The Project In-charge and supervisors will be trained in Environmental Management measures.
<b>(b) Operation Phase</b>		
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.	Noted and shall be complied.  Solid waste generated will be properly collected and segregated.  Wet garbage will be treated in OWC  The solid waste generated will be properly collected, Segregated. Dry/inert solid waste will be disposed through Authorized Recycler.
ii.	E-waste shall be disposed through	E-Waste generated from Household

Compliance Report

	authorized vendor as per E-waste (Management and handling) rules, 2016.	will be disposed through authorized vendor.
iii.	<p>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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p> <p>(b) PP to give 100 % treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.</p>	<p>STP of total capacity 460 KLD is proposed.</p> <p>Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.</p> <p>We will provide dual plumbing system to recycle the treated water for flushing purpose.</p> <p>We will design STP as per standards prescribed by Maharashtra Pollution Control Board.</p>
iv.	<p>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.</p>	<p>Noted and we shall provide STP, MSW disposal facility at site. Trees will be planted at site after construction of building along with balanced site development.</p> <p>RG area proposed to be provided is 875.65 m<sup>2</sup> and total no. of trees to be planted on site is 39.</p> <p>2727 nos. of trees will be planted on other site against cutting/replantation of 133 no. of trees. (Out of which 1300 nos. of trees are planted)</p> <p>Plantation of 1000 trees is completed at S.No.82 and 85 Vithumai Devrai Tekdi, Phursungi, Pune as per the space allocated by Pune Municipal Corporation. Letter from Pune Municipal Corporation is attached as Annexure <b>Annexure VIII</b></p> <p>We have obtained Consent to Establish vide Format1.0/CC/UAN No. 0000136639/CE/2212000891 dated 13.12.2022. Copy attached as <b>Annexure II</b></p>
v.	The occupancy Certificate shall be issued by the local Planning Authority to the project only after	Noted



Compliance Report

	personally ensuring the sustained water availability, connectivity of sewer line to the project site and proper disposal of 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.	<p>Entry &amp; Exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space will be provided.</p>
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and shall be complied.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<p>RG area proposed to be provided is 875.65 m<sup>2</sup> and total no. of trees to be planted on site is 39.</p> <p>2727 nos. of trees will be planted on other site against cutting/replantation of 133 no. of trees. (Out of which 1300 nos. of trees are planted)</p> <p>Plantation of 1000 trees is completed at S.No.82 and 85 Vithumai Devrai Tekdi, Phursungi, Pune as per the space allocated by Pune Municipal Corporation. Letter from Pune Municipal Corporation is attached as Annexure <b>Annexure VIII</b></p> <p>The tree species of local variety are planted.</p>
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental cell is formed 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 costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	<p>The funds for implementation of environmental protection measures/EMP are provided as per planned requirement.</p> <p>Expenditure on EMP is being done as planned.</p> <p>All the environmental infrastructure like STP, Rainwater harvesting, OWC, Solar hot water system and Solar PV panel will be installed.</p> <p>Breakup of EMP during construction phase and operation phase is attached as <b>Annexure V</b></p>

Compliance Report

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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	The advertisement was given in local newspapers. Copy of the same is attached as <b>Annexure IV</b>
xii.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	The half yearly compliance report to MPCB & Env. Department are regularly submitted.
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and shall be complied
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	We will upload the status of compliance of the stipulated EC conditions, including results of monitored data.  The half yearly compliance report along with Monitoring reports to Regional office of MOEF Nagpur, CPCB, MPCB & Env. Department will be submitted.
<b>C. GENERAL EC CONDITIONS</b>		
i.	PP has to abide by the condition stipulated by SEAC & SEIAA.	We agree and complying the conditions stipulated by SEAC & SEIAA.

Compliance Report

ii.	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution	We have obtained Consent to Establish vide Format1.0/CC/UAN No. 0000136639/ CE/2212000891 dated 13.12.2022. Copy attached as <b>Annexure II</b>
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.	We have obtained Environmental Clearance Letter vide identification no. EC22B038MH192190 File No. - SIA/MH/MIS/259744/2022 dated 30.09.2022. Copy attached as <b>Annexure I.</b>
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.	The six-monthly reports will be regularly submitted to Regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
v.	The environmental statement for each financial year ending 31 <sup>st</sup> 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 Officers of MoEF by e-mail.	Noted & will be complied.
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.	Noted & will be complied.
vii.	This environmental clearance is issued subject to obtaining NOC from forestry & wild life angle including clearance from the	Not Applicable

Compliance Report

	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.	We understand the issue and shall be abided accordingly
5.	This Environmental 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.	Noted.  Required NOC's will 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 environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand the issue and shall be abided accordingly
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29 <sup>th</sup> April, 2015.
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	Noted

Compliance Report

	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, 1 <sup>st</sup> Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	Noted



ENVIRONMENTAL  
CLEARANCE

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

To,

The Associate Principal  
 YERWADA DEVELOPERS PRIVATE LIMITED  
 Godrej One, 05th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli  
 (East), Mumbai -400079

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
 in respect of project submitted to the SEIAA vide proposal number  
 SIA/MH/MIS/259744/2022 dated 04 Mar 2022. The particulars of the environmental  
 clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH192190
2. File No.	SIA/MH/MIS/259744/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Commercial Project
7. Name of Company/Organization	YERWADA DEVELOPERS PRIVATE LIMITED
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: 30/09/2022

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

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

*This is a computer generated cover page.*

PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/259744/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Yerwada Developers private Limited,  
CTS 1968+1969, Yerwada, Pune.

**Subject** : Environmental Clearance for Proposed Commercial Project at CTS 1968+1969, Yerwada, Pune by M/s.Yerwada Developers private Limited

**Reference** : Application no. SIA/MH/MIS/259744/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 150<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251<sup>st</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

<b>1.</b>	<b>Proposal Number</b>	<b>SIA/MH/MIS/259744/2022</b>	
<b>2.</b>	<b>Name of Project</b>	Commercial Project at CTS 1968+1969, Yerwada, Pune	
<b>3.</b>	<b>Project category</b>	8(a) B2	
<b>4.</b>	<b>Type of Institution</b>	Private	
<b>5.</b>	<b>Project Proponent</b>	<b>Name</b>	Sandeep Kishore Kulkarni YERWADA DEVELOPERS PRIVATE LIMITED
		<b>Regd. Office address</b>	Godrej One, 05th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai-400079
		<b>Contact number</b>	+91 22 61698531
		<b>e-mail</b>	yerwada.developers@gmail.com
<b>6.</b>	<b>Consultant</b>	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
<b>7.</b>	<b>Applied for</b>	New	
<b>8.</b>	<b>Details of previous EC</b>	-	
<b>9.</b>	<b>Location of the project</b>	At CTS No. 1968+ 1969, Yerwada, Pune	



10.	<b>Latitude and Longitude</b>	Latitude - 18°33'6.44"N Longitude - 73° 53'41.12"E					
11.	<b>Total Plot Area (m<sup>2</sup>)</b>	9014 m <sup>2</sup>					
12.	<b>Deductions(m<sup>2</sup>)</b>	244.00 m <sup>2</sup>					
13.	<b>Net Plot area (m<sup>2</sup>)</b>	8770 m <sup>2</sup>					
14.	<b>Proposed FSI area(m<sup>2</sup>)</b>	79412 m <sup>2</sup>					
15.	<b>Proposed non-FSI area(m<sup>2</sup>)</b>	38171 m <sup>2</sup>					
16.	<b>Proposed TBUA (m<sup>2</sup>)</b>	1,17,583.00 m <sup>2</sup>					
17.	<b>TBUA (m<sup>2</sup>) approved by Planning Authority till date</b>	<ul style="list-style-type: none"> <li>• FSI of 8112.53 m<sup>2</sup> approved in Layout Plan on vide No.CC/2785/09/47 dated 4/12/2009.</li> <li>• Building Permission approved on 4/12/2009 vide CC/2786/09.</li> <li>• Revalidation done on 25/01/2019 vide CC/3331/18</li> <li>• Plan approved vide CC/0550/22 dated 01/06/2022. FSI area: 78651.83 m<sup>2</sup>, NON FSI: 37,559.97 m<sup>2</sup>, Total area: 1,16,211.80 m<sup>2</sup></li> </ul>					
18.	<b>Ground coverage (m<sup>2</sup>) &amp; %</b>	4751 m <sup>2</sup> – 54%					
19.	<b>Total Project Cost (Rs.)</b>	Rs. 590 Crore					
20.	<b>CER as per MoEF &amp; CC circular Dated 01/05/2018</b>	<b>Activity</b>	<b>Location</b>	<b>Cost (Rs.)</b>	<b>Duration</b>		
		CER shall be implemented as part of EMP as mentioned in OM F.No.22-65/2017- IA.III dated 30.09.2020					
21.	<b>Details of Building Configuration:</b> <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					<b>Reason for Modification / Change</b>	
	<b>Previous EC/ Existing Building</b>			<b>Proposed Configuration</b>			
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>		<b>Height (m)</b>
				Commercial	3B+G+17		83.50
22.	<b>Total number of tenements</b>	Total no. of Tenants: - Shops /Offices: 2 Shops + 1 Café + 17 offices					
23.	<b>Water Budget</b>	<b>Dry Season (CMD)</b>			<b>Wet Season (CMD)</b>		
		<b>Fresh Water</b>	295	<b>Fresh Water</b>	295		
		<b>Recycled</b>	196	<b>Recycled</b>	139		

		<b>Swimming Pool</b>	-	<b>Swimming Pool</b>	-
		<b>Flushing</b>	200	<b>Flushing</b>	200
		<b>Total</b>	691	<b>Total</b>	634
		<b>Waste water generation</b>	417	<b>Wastewater generation</b>	417
24.	<b>Water Storage Capacity for Firefighting/ UGT</b>	Details of UGT tanks if any: a) <b>Domestic + Drinking:</b> Commercial – 400 m <sup>3</sup> b) <b>Firefighting:</b> Commercial –20 m <sup>3</sup>			
25.	<b>Source of water</b>	PMC			
26.	<b>Rainwater Harvesting (RWH)</b>	<b>Level of the Groundwater table:</b>	Pre-monsoon level-2.5m to 4.0m bgl Post-monsoon level- 1.5m bgl		
		<b>Size and no of RWH tank(s) and Quantity:</b>	1 No. 200 m <sup>3</sup> 13.8 mt x 5.7 mt x 2.8 mt water depth.		
		<b>Quantity and size of recharge pits:</b>	10 nos of recharge pits. 1.1 m, diameter		
		<b>Details of UGT tanks if any:</b>	Mentioned above		
27.	<b>Sewage and Wastewater</b>	<b>Sewage generation in CMD:</b>	417 KLD		
		<b>STP technology:</b>	MBR		
		<b>Capacity of STP(CMD):</b>	460 KLD		
28.	<b>Solid Waste Management during Construction Phase</b>	<b>Type</b>	<b>Quantity (kg/d)</b>	<b>Treatment/disposal</b>	
		<b>Dry waste:</b>	24	Handed over to Authorized Agency	
		<b>Wet waste:</b>	36		
		<b>Construction waste</b>	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making	
29.	<b>Solid Waste Management during Operation Phase</b>	<b>Type</b>	<b>Quantity (kg/d)</b>	<b>Treatment/disposal</b>	
		<b>Dry waste:</b>	859	Handed over to authorized recycler for further handling & disposal purpose	
		<b>Wet waste:</b>	572	Through Mechanical Composter (OWC)	
		<b>Hazardous waste:</b>	-	-	
		<b>Biomedical waste</b>	-	-	

		<b>E-Waste</b>	24.21	Handed over to Authorized Dismantler/ Recycler	
		<b>STP Sludge (dry)</b>	4.0	To be used as manure for gardening purpose	
30.	<b>Green Belt Development</b>	<b>Total RG area (m<sup>2</sup>):</b>		877.0	
		<b>Existing trees on plot:</b>		Trees on site (Existing): 174 Nos.	
		<b>Number of trees to be planted against cutting and replantation</b>		2727 Nos.	
		<b>Number of trees to be cut/replanted:</b>		133 Nos.	
		<b>Number of trees to be planted at site:</b>		39 Nos.	
31.	<b>Power requirement:</b>	<b>Source of power supply:</b>		MSEDCL	
		<b>During Construction Phase (Demand Load):</b>		100 kVA	
		<b>During Operation phase (Connected Load):</b>		9461 KW	
		<b>During Operation phase (Demand load):</b>		6528.10 kW	
		<b>Transformer:</b>		5 x 2000 Kva + 1x 2000 Kva	
		<b>DGs et:</b>		4 Nos. working + 1Nos. Standby, 2250 KVA Room acoustic, Remote Radiator Cooled type DG SET	
		<b>Fuel used:</b>		HSD	
32.	<b>Details of Energy saving</b>	<ul style="list-style-type: none"> <li>▪ Energy efficient lighting using LED lamps</li> <li>▪ Use of high energy efficient pumps for firefighting, UG tanks and STP</li> <li>▪ LED lights are proposed for common areas such as open spaces, pathways RG etc.</li> <li>▪ Solar Hot Water for Residential buildings</li> <li>▪ Provision of Solar PV Panel-5% of demand load</li> <li>▪ Total % of savings due to renewable energy: Total savings: 25.60% and savings due to renewable energy: 5.01%</li> </ul>			
33.	<b>Environmental Management plan budget during Construction phase</b>	<b>Type</b>	<b>Details</b>	<b>Cost</b>	
		<b>Capital</b>	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring	Rs. 89.0 Lakhs/year	
		<b>O&amp;M</b>	Included in above		
34.	<b>Environmental Management plan Budget during Operation</b>	<b>Component</b>	<b>Details</b>	<b>Capital (Rs.) in Lakh</b>	<b>O&amp;M (Rs.) (Lakh/Y)</b>
		<b>Sewage treatment</b>	STP plant	115.0	18.50

	<b>phase</b>	<b>Water treatment</b>	-	5.0	2.50
		<b>RWH</b>	RWH tank & Recharge Pits	72.5	5.0
		<b>Basement Dewatering</b>		3.0	0.50
		<b>Swimming Pool</b>	-		
		<b>Solid Waste</b>	OWC	21.0	10.5
		<b>Hazardous waste</b>	-	-	-
		<b>e-waste</b>	Authorized vendor	-	-
		<b>Greenbelt development</b>	Plantation	48.5	10.0
		<b>Energy saving</b>	Solar PV	229.0	10.0
		<b>Environmental Monitoring</b>	Through laboratory		2.0
		<b>Disaster Management</b>	Provided	821.0	51.50
<b>35.</b>	<b>Traffic Management</b>	<b>Type</b>	<b>Required as per DCR</b>	<b>Actual Provided</b>	<b>Area per parking (m<sup>2</sup>)</b>
		4-Wheeler	1401	1401	As per Standard
		2-Wheeler	2537	2537	As per Standard
		Bicycles			
<b>36.</b>	<b>Details of Court cases/litigations w.r.t. the project and project location if any.</b>	NA			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 251<sup>st</sup> (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

2. 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.
3. PP to abide the all conditions of the fire NoC.

**B. SEIAA Conditions-**

1. This EC is restricted up to 78 m height as per CFO NOC.
2. There are 174 trees existing on site and PP has proposed to cut/transplant 133 trees. SEIAA asked PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. SEIAA also asked PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI –78651.83 m<sup>2</sup>, Non FSI- 37559.97m<sup>2</sup>, Total BUA- 116211.80 m<sup>2</sup>. (Plan approval No.CC/0550/22, dated- 01.06.2022).

**General Conditions:**

**a) Construction Phase :-**

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

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

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the



Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.


5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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

  
Manisha Patankar-Mhaiskar  
(Member Secretary, SEIAA)  
28/9/2022

Copy to:

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

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24023516  
 Website: <http://mpcb.gov.in>  
 Email: [cac-cell@mpcb.gov.in](mailto: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.0000136639/CE/2212000891

Date: 13/12/2022

To,  
 M/s Yerwada Developers Pvt. Ltd,  
 CTS No. 1968+1969, Yerwada,  
 Pune city, Pune.



Your Service is Our Duty

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

**Ref:** Minutes of 16th Consent Committee Meeting of 2022-23 held on 14.09.2022

Your application NO. MPCB-CONSENT-0000136639

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:—

- The consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.590 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction project named as M/s Yerwada Developers Pvt. Ltd, CTS No. 1968+1969, Yerwada, Pune city, Pune on Total Plot Area of 9014 SqMtrs for proposed total construction BUA of 117583 SqMtrs including utilities and services.**
- 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	417	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

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1 to S-7	DG sets-7 Nos, 2000 kVA each	07	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	572 Kg/Day	OWC and Composting/Biogas Digester with composting	As Manure
2	Dry waste	859 Kg/Day	Segregation	To Local Body
3	STP Sludge	41.7 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	700	Ltr/A	Reprocessing	To Authoried Reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
  9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
  10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
  11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
  12. 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.
  13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
  14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
  15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
  16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1180000.00	MPCB-DR-11821	06/05/2022	NEFT

**Copy to:**

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



## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 460 CMD with MBBR technology for the treatment of 417 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.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	691.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## SCHEDULE-II

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day
S-2	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day
S-3	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day
S-4	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day
S-5	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day
S-6	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day
S-7	DG set-2000 kVA	Acoustic Enclosure	30.00	Diesel 241.08 Ltr/Hr	1	SO <sub>2</sub>	115.7 Kg/Day

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

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent 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

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

### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.



- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

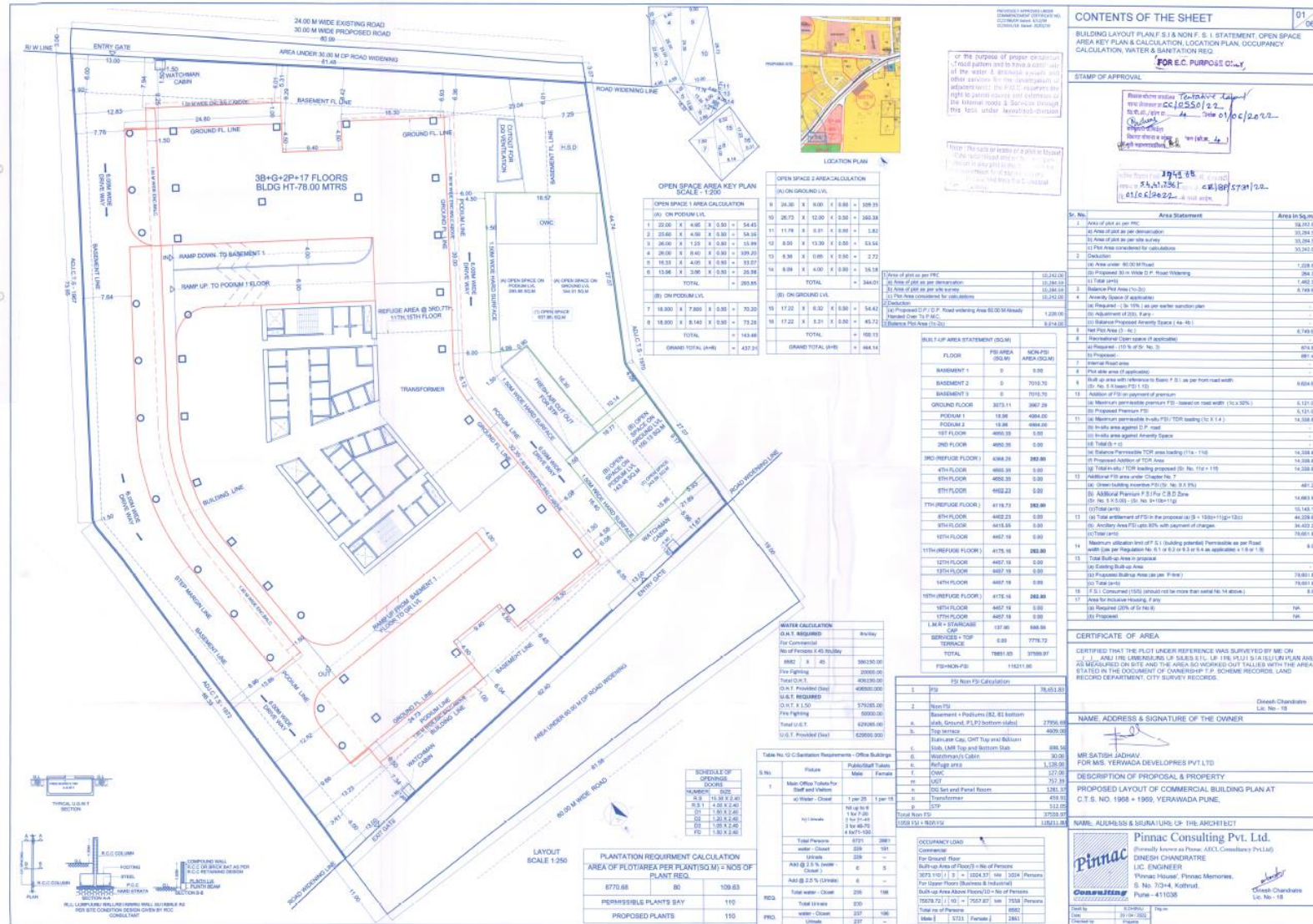
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This certificate is digitally & electronically signed.

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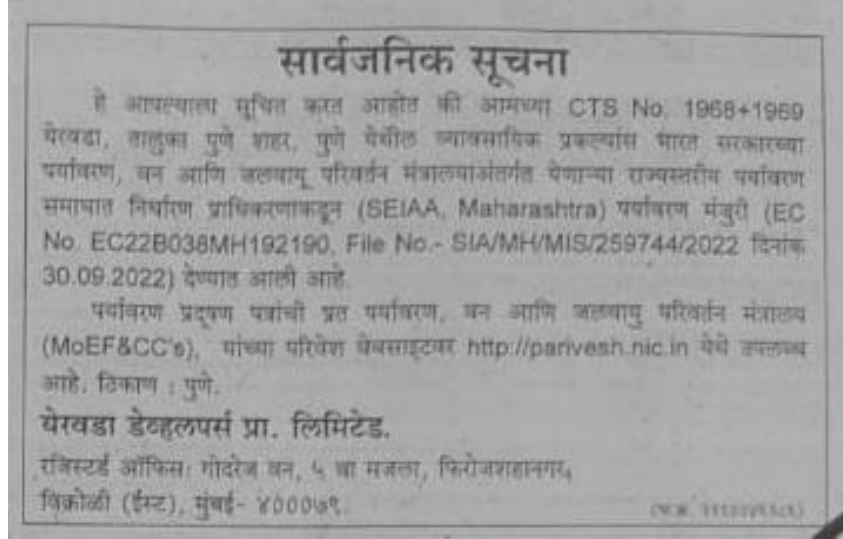
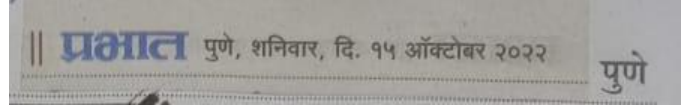


## ANNEXURE III APPROVED PLAN



ANNEXURE IV

NEWS PAPER ADVERTISEMENT



## ANNEXURE V

## EMP COST DURING CONSTRUCTION PHASE

Sr. No.		Parameter	Capital Cost (Rs. In Lakhs/year)
1	Air Environment	Barricading to Plot, Water spray for dust Suppression	9.0
2	Land/Water Environment	Site sanitation Facility and its maintenance	20.0
3	Water Environment	Potable Water Supply to Labour	8.0
4	Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)	15.0
5	Health	Health check-up and first aid	6.0
6	Safety	Safety nets	20.0
7	Solid waste	Solid waste management	5.0
8	Health	Disinfection	3.0
9	Environmental Monitoring	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-RSPM, PM <sub>2.5</sub> , SO <sub>2</sub> , NO <sub>x</sub> , CO), Noise: Leq day time and Night Time)	3.0
		<b>Total Cost</b>	<b>89.0</b>

**EMP COST DURING OPERATION PHASE**

<b>Component</b>	<b>Capital Cost (Rs. In Lakhs)</b>	<b>O &amp; M Cost (Rs. In Lakhs/year)</b>
STP (Tertiary) 460 KLD Capacity	115.0	18.50
Water Treatment	5.0	2.50
Rainwater harvesting (RWH tank & Recharge pits)	72.5	5.0
Basement dewatering	3.0	0.50
Solid Waste Composting plant	21.0	10.5
Landscape	48.5	10.0
Solar System	229.0	10.0
Environmental Monitoring		2.0
DMP Cost	821.0	51.50
<b>Total Cost</b>	<b>1315.0</b>	<b>110.5</b>

**ANNEXURE VI  
ENVIRONMENTAL MANAGEMENT PLAN  
DURING CONSTRUCTION PHASE**

Potential Impacts	Mitigation Measures	Estimation of Resource Requirement
<p>Increased dust generation during Construction period due to</p> <ul style="list-style-type: none"> <li>▪ Excavation for building foundations</li> <li>▪ Movement of vehicles</li> </ul>	<ul style="list-style-type: none"> <li>▪ Barricading to plot boundary</li> <li>▪ Water sprinkling at regular interval to arrest dust</li> <li>▪ Use of Ready Mix concrete to avoid excessive movement of vehicles on the site, will reduce fugitive emissions and noise too.</li> <li>▪ Waste will be segregated in separate areas with proper demarcations</li> <li>▪ Steel and other recyclable waste shall be sold to scrap dealers</li> <li>▪ Construction debris will be used at site for road making as much as possible</li> </ul>	<ul style="list-style-type: none"> <li>▪ Water sprinkling through pipes</li> <li>▪ Barricading to plot boundary: GI Corrugated Sheets</li> <li>▪ 1 Labour for Water sprinkling</li> </ul>
<p>Habitat threat to local avian fauna</p>	<ul style="list-style-type: none"> <li>▪ Total trees on site: 174</li> <li>▪ Trees to be cut: 135</li> <li>▪ Trees to be Planted: 2727 Nos.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Trees to be planted</li> <li>▪ Gardner</li> </ul>
<p>Change in natural topography and drainage pattern</p>	<ul style="list-style-type: none"> <li>▪ The layout/building planning is done considering the contour</li> <li>▪ This will be a temporary impact and will be managed through a storm water system</li> </ul>	<ul style="list-style-type: none"> <li>▪ Construction of Storm water drain channels</li> </ul>
<p>Water Consumption</p>	<ul style="list-style-type: none"> <li>▪ Tanker Water will be used for construction purpose</li> <li>▪ Common water tank will be provided for storage of water.</li> <li>▪ Drinking water for labors will be sourced from PMC</li> </ul>	<ul style="list-style-type: none"> <li>▪ Labour water requirement = 13.5 m<sup>3</sup>/ day.</li> <li>▪ Water requirement for construction Purpose: 40 m<sup>3</sup>/day</li> </ul>
<p>Increase in noise generation</p>	<ul style="list-style-type: none"> <li>▪ Site barricading.</li> <li>▪ No excavation/foundation activities during night time</li> <li>▪ Vehicle owners will be advised to maintain their equipment's to reduce the noise generation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ear plugs and Ear muffs for Workers who are working in high noise area</li> </ul>

Potential Impacts	Mitigation Measures	Estimation of Resource Requirement
Waste water generation	<ul style="list-style-type: none"> <li>▪ Adequate sanitation facility will be provided for the labors.</li> <li>▪ Wastewater generated will be treated in portable STP</li> </ul>	<ul style="list-style-type: none"> <li>▪ Total 20 toilets will be provided for labor at site</li> <li>▪ 1 Labour for Toilet cleaning</li> </ul>
Solid Waste Generation	<ul style="list-style-type: none"> <li>▪ The Solid waste generation: 60 Kg/day</li> <li>▪ Bio-degradable waste will be disposed in Municipal Solid waste system.</li> <li>▪ The recyclable material like plastic, metals, paper etc. will be separated and transported by auto-trippers/ trucks for sale to recycle vendors</li> <li>▪ Periodic site cleaning activities</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1 worker will be deployed for Solid waste collection and site maintenance activity.</li> <li>▪ Total 4 dustbins to collect the solid waste generated</li> </ul>
Health and safety hazards	<ul style="list-style-type: none"> <li>▪ All safety equipment will be deployed on site to ensure labour safety.</li> <li>▪ Labour Colony will be provided</li> <li>▪ Site barricading is provided. The National Building Code 2016 shall be followed to provide labour health and safety conditions for the project.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Safety PPE will be made compulsory to use during construction.</li> <li>▪ Safety nets</li> <li>▪ Total 20 toilets will be provided for labour</li> <li>▪ One labour for Cleaning of Toilets.</li> <li>▪ Potable water supply</li> <li>▪ Health check-up and First Aid</li> <li>▪ Safety training to workers twice in year</li> </ul>
Local area traffic congestion	<ul style="list-style-type: none"> <li>▪ Provision of Parking space for Construction Material carrying Vehicles</li> <li>▪ Sign Boards, Persons at entry exit and Parking area</li> </ul>	<p>Watchman at Entry / Exit gate (day-night shift ) to manage the traffic</p> <p>Sign boards at driveways and at parking areas will be installed.</p>


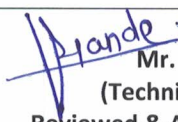
**DURING OPERATION PHASE**

Operational Activities	Potential Impacts	Mitigation Measures	Estimation of Resource Requirement	Estimated Costs
Impact due to Water Consumption and Wastewater Generation	Fresh water consumption	<ul style="list-style-type: none"> <li>The use only low flow and low flush –water saving plumbing fixtures, automatic level controllers at water tanks to reduce/optimize the demand side of water resource.</li> <li>Treated waste water from STP will be used landscaping, flushing, HVAC makeup. This will reduce the demand for fresh water.</li> </ul>	Project proposes low flow fixtures and sanitary fitting	Approx. cost for low flow fixtures: Rs. 1500/unit Price for sprinklers is approx Rs.1000 per unit
	Sewage generation and disposal problems	<ul style="list-style-type: none"> <li>STP based on MBR technology.</li> <li>Checking of inlet and Outlet parameters</li> <li>Environmental monitoring will be done monthly to avoid or to check the contamination of sewage in ground water or surface water</li> <li>Excess treated water to Sewer Line</li> </ul>	<ul style="list-style-type: none"> <li>STP of 460 KLD capacity</li> <li>1 person per shift for O &amp; M of STP</li> </ul>	Sewage treatment plant Capital cost: Rs. 115 Lakh O & M cost: Rs. 18.50 Lakh/year
Impact due to rainwater discharges	Water Pollution	<ul style="list-style-type: none"> <li>Rain water and storm water management plan will be incorporated.</li> <li>Annual Cleaning of RWH filters and SWD</li> </ul>	<ul style="list-style-type: none"> <li>One RWH Tank</li> <li><b>10 Recharge Pits</b></li> </ul>	RWH and Recharge pits: Capital Cost: Rs. 72.5 Lakh O & M Cost: Rs. 5.0 Lakh/year
	Flooding conditions	<ul style="list-style-type: none"> <li>Adequate Storm water drains to collect, carry, recharge/discharge storm- water runoff.</li> <li>Regular Cleaning of SWD</li> <li><b>Provision of basement dewatering pits and pumps</b></li> </ul>	<ul style="list-style-type: none"> <li>Provision of Storm water drainage</li> <li><b>4 Basement dewatering pumps</b></li> </ul>	Storm Water Rs. 3500/- Per RMT Capital Cost: Rs. 3.0 Lakh O & M Cost: Rs. 0.5 Lakh/year



Operational Activities	Potential Impacts	Mitigation Measures	Estimation of Resource Requirement	Estimated Costs
Impacts due to Solid Waste generation	Land pollution	<ul style="list-style-type: none"> <li>The Solid waste will be segregated at source</li> <li>Separate dustbins for collection of wet and dry waste will be provided.</li> <li>Wet garbage (<b>572 kg/day</b>) will be treated in OWC</li> <li>Dry garbage will be segregated and will handed over to Authorized agency</li> </ul>	<ul style="list-style-type: none"> <li>1 No. of OWC of total 600 kg capacity will be installed to treat the wet waste.</li> <li>14 Dustbins will be provided</li> <li>4 workers for collection, segregation and composting</li> </ul>	SWM: <ol style="list-style-type: none"> <li>Capital Cost: Rs. 21 Lacs/-</li> <li>O &amp; M Cost: Rs. 10.5 lacs /- year</li> </ol>
Impact due to Energy Consumption	Energy Consumption for building utilities and functions	<ul style="list-style-type: none"> <li>Solar PV Panel-600 Nos</li> <li>The site planning has been done such that none of the building blocks will hinder light access to other buildings.</li> <li>The project will use pumps, motors and transformers with minimum losses</li> </ul>	<ul style="list-style-type: none"> <li>Solar PV Panel</li> </ul>	Costs for Solar System: <ul style="list-style-type: none"> <li>Capital Cost Rs. 196 Lacs.</li> <li>O &amp; M Cost: Rs. 10 Lacs/- year</li> </ul>
Parking	Traffic congestion	<ul style="list-style-type: none"> <li>Proper entry and exit points and driveways for easy movement of vehicles</li> <li>Vehicular movement, no-parking areas signage's shall be installed.</li> <li>Adequate parking space is provided within the complex</li> </ul>	Watchman at each Entry / Exit gate, One at Building level to manage the traffic	Approx. 10,000 rupees/ person/ month
Traffic	Noise Pollution	<ul style="list-style-type: none"> <li>Traffic management measures to reduce noise.</li> <li>Plantation along plot boundary on east and west side, Creepers on Plot boundary on north and south side.</li> </ul>	Trees to be Planted	<ul style="list-style-type: none"> <li>Capital Cost: Rs. 48.5 lakhs</li> <li>O &amp; M Cost: Rs. 10 Lakhs/year</li> </ul>

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST CERTIFICATE				
Report No: GESEC/PRO/SO/2024-25/09/1746		Date of Report		22.09.2024
Sample ID: GESEC/PRO/SO/2024-25/09/1746		Date of Sampling		15.09.2024
Name and Address of the Customer – Yerwada Developers Pvt. Ltd. Commercial Project at, CTS No. 1968 +1969, Yerwada, Tehsil -Pune City, Pune		Start Date of Analysis		16.09.2024
		End Date of Analysis		22.09.2024
		Sample Details		Soil
		Nature of sample		Solid
Sample Collected By				
Parameter	Result	Unit	Standard Method	
Colour	Yellowish Brownish	--	APHA: 22 <sup>nd</sup> edition-(2540-E)	
pH	7.4	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011	
Electrical Conductivity	0.49	µs/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67- 68:2013	
Sulphate as SO4--	117	mg/Kg	ICARDA -3rd Edition methods of soil, plant,and water analysis: A manual for the west Asia and North Africa region page no.120- 121:2013	
Iron as Fe	0.18	mg/Kg	GESEC/LAB/SOP/ICP-OES/05	
Nitrogen as N	348	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90- 93:2013	
Organic Carbon	0.78	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013	
Available Sodium as Na	67	mg/Kg	USEPA SW 846/6010 C	
Available Potassium as K	126	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115	
Available Phosphorous as PO4	59	Kg/ha	ISRIC, Page No.14-1:2002	
Calcium as Ca	54	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 68:2013	
Magnesium as Mg	48	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113- 116:2013	
Water Holding Capacity	64	%	GESEC/PRO/SOP/SO/37	
Water Content/Moisture	1.48	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013	
Texture	Clay	--	ICARDA -3rd Edition methods of soil, plant,and water analysis: A manual for the west Asia and North Africa region page no.120- 121:2013	
				  <b>Mr. Vinod Hande</b> (Technical Manager) Reviewed & Authorized By

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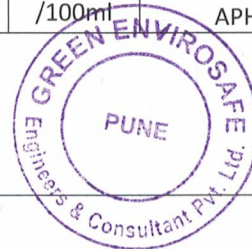
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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

**TEST REPORT**

<b>Test Report No - GESEC/PRO/W/2024-25/09/1747</b>	<b>Date of Reporting</b>	22.09.2024
<b>Sample ID - GESEC/PRO/W/2024-25/09/1747</b>	<b>Sample Details</b>	Ground Water
<b>Name &amp; Address of the Customer –</b>  <b>Yerwada Developers Pvt. Ltd.</b> Commercial Project at CTS No. 1968 +1969, Yerwada, Tehsil -Pune City, Pune	<b>Type of Sample</b>	Water
	<b>Volume Of Sample</b>	2 Lit Plastic Can
	<b>Sample Status</b>	Sealed
	<b>Sample Collected By</b>	Ecobex
	<b>Date of Sample Collection</b>	15.09.2024
	<b>Date of Sample received in lab</b>	16.09.2024
	<b>Analysis start Date</b>	16.09.2024
	<b>Analysis End Date</b>	22.09.2024

**WATER ANALYSIS REPORT**

Parameter	Result	Unit(s)	Standard Method
<b>Physical Parameter</b>			
Turbidity	<0.1	NTU	APHA 2130 B24 th Edition:2023
TDS	315	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Hazen	APHA 2120 B 24 th Edition:2023
<b>Chemical Parameter</b>			
pH	7.4	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	249	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	86	mg/l	IS 3025 (Part 23):2019
Sodium as Na	78	mg/l	APHA 3500 Na B :24 th Edition:2023
Sulphate	13.2	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Oil and grease	BDL	mg/l	APHA 5520 D 24 th Edition:2023
Calcium (as Ca)	81	mg/l	APHA 3500-Ca B 24 th Edition:2023
Fluoride	BDL	mg/l	IS 3025 (Part 60):2019
Magnesium (as Mg)	76	mg/l	IS 3025s (Part 46):2023
<b>Elemental Analysis</b>			
Iron as Fe	BDL	mg/l	IS 3025 ( Part 53 ): 2019
Chromium as Cr	BDL	mg/l	IS 3025 ( Part 52 ):2019
Lead as Pb	BDL	mg/l	IS 3025 ( Part 2):2019
Zinc as Zn	BDL	mg/l	IS 3025 ( Part 2):2019
Mercury as Hg	BDL	mg/l	IS 3025 ( Part 2):2019
Selenium as Se	BDL	mg/l	IS 3025 (Part 53):2019
Arsenic as As	BDL	mg/l	IS 3025 ( Part 2):2019
Aluminium as Al	BDL	mg/l	IS 3025 ( Part 2):2019
<b>Microbiological Parameter</b>			
Total Coliform	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
<i>E.coli.</i>	Absent	/100ml	APHA 9222, J, 24th Ed. 2023



*Hande*  
**Mr. Vinod Hande**  
**(Technical Manager)**  
**Reviewed & Authorized By**

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TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/09/1748		Report Date	22.09.2024
Sample ID: -	GESEC/PRO/AAQM/2024-25/09/1748			
Name & Address of the Customer	Yerwada Developers Pvt. Ltd. Commercial Project at, CTS No. 1968 +1969, Yerwada, Tehsil -Pune City, Pune			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Project Site (Near Entry Gate)		Ecobex	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.00 AM	6.00 PM		8 Hrs.	
Metrological Data/Environmental Conditions				
Ambient Temperature °C	Max 30°C Min 20°C	Wet Bulb Temperature °C	24.5	
Dry Bulb Temperature °C	28	Relative Humidity % RH	75%	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
15.09.2024	16.09.2024	16.09.2024	22.09.2024	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	26/04/2024	
Instrument ID No.	107L2/GESEC/Lab/Inst/73	Due Date of Calibration	25/04/2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 1	µg/m <sup>3</sup>	≤ 80	16.8
Nitrogen Dioxide (NO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 7	µg/m <sup>3</sup>	≤ 80	32.1
Particulate Matter PM <sub>10</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m <sup>3</sup>	≤ 100	86.5
Particulate Matter PM <sub>2.5</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m <sup>3</sup>	≤ 60	44.2
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 16	µg/M <sup>3</sup>	≤ 04	1.55
Benzene (C <sub>6</sub> H <sub>6</sub> )	Method TO-17	µg/M <sup>3</sup>	≤ 05	BDL
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/M <sup>3</sup>	≤ 01	BDL
Arsenic (As)	MASA -822 3RD EDITION	ng/M <sup>3</sup>	≤ 06	BDL
Nickel (Ni)	MASA -822 3RD EDITION	ng/M <sup>3</sup>	≤ 20	BDL
Lead (Pb)	MASA -822 3RD EDITION	µg/M <sup>3</sup>	1.00	BDL
<b>Remark-</b> All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit.				



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TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2024-25/09/1749	Report Date	22.09.2024	
Sample ID: -	GESEC/PRO/ANLM/2024-25/09/1749			
Name & Address of the Customer	Yerwada Developers Pvt. Ltd. Commercial Project at, CTS No. 1968 +1969, Yerwada, Tehsil -Pune City, Pune			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Ecobex			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
15.09.2024	16.09.2024	16.09.2024	22.09.2024	
Name Of Instrument	Digital Sound Level Meter	Date Of Calibration	10/10/2021	
Calibration Certificate No.	ME.2021/10/21/002	Due Date of Calibration	09/10/2022	
Test Location	Unit	Average Noise Level Readings		MPCB Standards dB(A)
		Day	Night	
Near East Side of Plot	dB(A)	54.9	46.8	During Day time = 75 dB (A) During Night time= 70dB(A)
Near West Side of Plot	dB(A)	55.1	47.4	
Near North Side of Plot	dB(A)	57.8	46.1	
Near South Side of Plot	dB(A)	57.5	47.9	
Near Main Gate	dB(A)	57.1	48.3	
Remark-				
<ul style="list-style-type: none"> <li>➤ All above Noise level results are within Maharashtra Pollution Control Board Standards limit.</li> <li>➤ Day/Night -75/70 dB</li> </ul>				
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## ANNEXURE VIII



उद्यान कार्यालय

पुणे महानगरपालिका

जा.क्र. : ६६४

दिनांक : १८/१०/२०२१

प्रति,

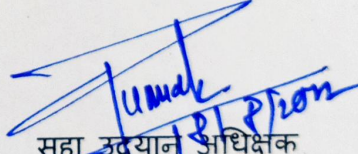
मे.येरवडा डेव्हलपर्स प्रा.लि

यांजकडे .....

विषय :- येरवडा येथील वृक्ष लागवडीबाबत.

विषयांकित पत्रान्वये आपण स.नं.१०३, प्लॉट.नं.१२०, सिटीएस.नं.१९६८ व १९६९ येरवडा येथील बांधकामास अडथळा करणारे वृक्ष काढणे पोटी नवीन वृक्ष लागवड करण्यासाठी आपण जागेची मागणी केली होती. त्यानुसार वृक्ष रोपणासाठी खात्याकडून आपणास ५०९ चौक ते भारत सावंत पेट्रोल पंप, रस्ता दुभाजकात जागा देण्यात आली होती. सदर रस्ता दुभाजकात ३०० वृक्षांची लागवड केलेली आहे व सदर वृक्षांचे यशस्वीरीत्या संवर्धन केलेले आहे.



  
सहा उद्यान अधीक्षक  
पुणे महानगरपालिका



वृक्ष प्राधिकरण कार्यालय  
पुणे महानगरपालिका  
जा.क्र. १४४३  
दिनांक-१५/१२/२०२२

प्रति,

मे.येरवडा डेव्हलपर्स प्रा.लि.

सि.स.नं. १९६८ व १९६९

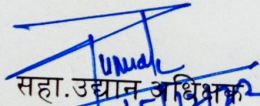
येरवडा पुणे

विषय :- नविन वृक्ष लागवडीबाबत.

संदर्भ :- आपले येरवडा-कळस-धानोरी क्षेत्रिय कार्यालय दि.१३/०९/२०२२  
रोजीचे पत्र.

संदर्भाकित पत्रानुसार सि.स.नं. १९६८ व १९६९ येरवडा पुणे येथील वृक्ष पुनरोपण करणे/वृक्ष पूर्ण काढणे पोटी वृक्षांच्या वयाच्या संख्ये एवढी नविन वृक्ष लागवड करण्यासाठी जागेची मागणी केलेली होती त्यानुसार स.नं.८२ व ८५ विठ्ठमाई देवराई टेकडी,फुरसुंगी पुणे येथे जागा उपलब्ध करून दिली होती. सदर जागेवर १००० वृक्षांची लागवड केलेली आहे. सदर वृक्षांचे यशस्वीरीत्या संगोपन ३ वर्षा पर्यंत करणे आवश्यक आहे. सबब पूर्तता अहवाल देण्यात येत आहे.



  
सहा.उद्यान अधिकाऱ्या  
पुणे महानगरपालिका