

# **Six Monthly Environmental Clearance Compliance Report**

(Jan 2025 to June 2025)

**M/s. RP Properties**

**Survey No 122/1 (P), Village - Charoli, Tal. Haveli,  
Dist. Pune**

**Submitted to  
Ministry of Environment, Forest &  
Climate Change (MoEF CC)**

**Six Monthly Compliance Report for proposed project M/s. RP Properties located at S. No -122/1 (P), Village- Charoli, Tal- Haveli Pune for the period from Jan 2025 to June 2025.**

## **COMPLIANCE REPORT**

**Environmental Clearance proposal No. – SIA/MH/MIS/71109/2022  
Date of Issue 31/03/2022 for the proposed project M/s. RP Properties  
located at S. No -122/1 (P), Village- Charoli, Tal- Haveli Pune.**

<b>1</b>	<b>Project Type</b>	8a (B2) (Building Construction
<b>2</b>	<b>Name of the Project</b>	Proposed Project
<b>3</b>	<b>Clearance Letter and date</b>	EC Identification No. - EC23B000MH175101 File No. - SIA/MH/MIS/71109/2022 Date of Issue EC - 03/03/2023.
<b>4</b>	<b>Location</b>	S. No -122/1 (P), Village- Charoli, Tal- Haveli Pune.
	a. District	Pune
	b. State	Maharashtra
	c. Latitude /Longitude	Lat 18°37'45.47"N Long 73°55'14.48"E
<b>5</b>	<b>Address of Correspondence</b>	
	a. Address of concerned project head	Mr. Rajesh M. Jain M/s. RP Properties
	b. Address of corporate office	Pride House, 5 <sup>th</sup> Floor, Near Pune University Circle, Shivajinagar, Pune- 411016.

**A. Project History:**

PP has taken Environmental Clearance EC Identification No. - EC23B000MH175101 File No. - SIA/MH/MIS/71109/2022 Date of Issue EC - 03/03/2023. for Net total plot area 40465.17 sq.m for total BUA 313964.00 sq.m. ***(Please refer Annexure I for copy of EC)***

PP has obtained Consent to Establish as per Environmental clearance wide Format Format1.0/CC/UAN No.0000159945/CE/2306001982, dated 26/06/2023.

***(Please refer Annexure II for copy of CTE)***

**Construction status till date****Construction Details**

Sr. No	Particulars	Current status of Work
1	<b>Building:</b>	
	A Bldg.	26th slab
	B Bldg.	24th slab
	C Bldg.	26th slab
	D Bldg.	4th slab
	E Bldg.	4th slab
	F Bldg.	4th slab
	L Bldg.	23rd slab
2	Club House	Work not Started
3	Lighting	Work not Started
4	Gardening/Landscape	Work not Started
5	STP	Work not Started
6	RWH	Work not Started
7	Internal Roads	Work not Started
8	Solid Waste Management	Work not Started
9	Plumbing	Work not Started
10	Other Construction	Work not Started
11	UGWT	Work not Started

**I. Special Conditions:**

<b>S. No</b>	<b>Conditions Stipulated</b>	<b>Compliance Status.</b>
<b>A</b>	<b>SEAC conditions</b>	
1	It is noted that the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement of the project, agreement, etc. Also, PP to submit the water tanker agreement. Local body to ensure that, No occupation certificate should be issued unless project have sustainable water supply	Noted & Will be complied.
2	PP to provide additional bores for ground water quality monitoring.	Same will be complied.
3	PP to abide all the conditions of fire NOC.	Noted & Will be complied.
4	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted & Will be complied.
5	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted.
<b>B</b>	<b>SEIAA conditions</b>	
1	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted
2	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted.
3	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-1A III de 04.01.2019,	Noted.
4	SEIAA after deliberation decided to grant EC for FSI - 195247.00 m <sup>2</sup> , Non FSI-118717.00 m <sup>2</sup> , Total BUA - 313964.00 m <sup>2</sup> . (Plan approval No. B.P/EC/Charoli/14/2022, dated - 15.11.2022).	Noted

## II. General Conditions:

S. No	Conditions Stipulated	Compliance Status.
<b>A</b>	<b>Construction Phase</b>	
1	The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.	During the construction phase, generated solid waste will be properly collected and segregated. Dry solid waste will be stored within the site for landfilling.
2	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions [or general safety and health aspects of people. only in approved sites with the approval of competent authority.	The following mitigation measures will be taken during the construction phase: <ul style="list-style-type: none"> <li>• Cover will be provided on vehicles bringing construction materials to the site.</li> <li>• Water will be sprinkled to suppress dust emissions.</li> <li>• Proper disposal and re-use of excavated materials.</li> </ul> Properly maintained vehicles and equipment will be used at the site.
3	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste will be generated at the site during construction activities.
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitation facilities is provided to construction workers at the construction site during construction phase. Waste water and solid waste generated are collected and disposed of properly.
5	Arrangement shall be made that waste water and storm water do not get mixed	Same will be followed.
6	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	Wet Gunny bags and curing agents are used to reduce the water for curing. Also, premixed ready mortar is being used which does not require curing.
7	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Pimpri Chinchwad Municipal Corporation provides water to the project for all purposes. Hence, the project does not require groundwater through the bore well.

8	Permission to draw ground Water shall be obtained from the competent Authority prior to construction/operation of the project.	We will not use ground water. Hence NOC from Central Ground Water Authority is not required.
9	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Complied in completed Construction. Plumbing Fixtures with Aerators and Dual Flushing Tanks will be Provided.
10	The Energy Conservation Building Code shall be strictly adhered to.	Same will be followed and adequate conservation of energy will be followed.
11.	All the top soil excavated during construction activities should be stored for Use in horticulture / landscape development within the project site.	All the topsoil form excavated material will be used for horticulture / landscape development within the project site.
12	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.	Soil is used for leveling, which generated during the excavation of the project. There is no need to transport soil from outside.
13	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	During the construction phase of the project, no hazardous or toxic chemicals will be used at the construction site. <b>Soil monitoring report is attached.</b>
14	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.	Same will be followed.
15	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set will be used only during power failure. DG sets with acoustic enclosures and low-sulfur diesel will be used.
16	Vehicles hired for the transportation of raw materials shall strictly comply the emission norms prescribed by the ministry of road transport and highway department. The vehicle shall be adequately covered to avoid spillage/leakage.	Vehicles hired for construction activities operate only during non-peak hours. The standard of construction vehicles checked regularly including the PUC certificate.
17	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 he made	Ambient noise levels are measured during the construction phase at the boundary walls of the premises. Electric and well-serviced construction equipment is used

	to reduce ambient air ad noise level during construction phase, so as to conform to be stipulated standards by CPCB/MPCB.	to control noise by construction equipment. <b><i>Air &amp; Noise monitoring reports are attached.</i></b>
18	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act. 1986, The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	Diesel power generating sets used during the construction phase are fitted with "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards. Low-sulfur diesel will be used. <b><i>D G set monitoring report is attached</i></b>
19.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/designated person.	Site engineers supervise proper implementation of EHS safeguards at the site.
<b>B)</b>	<b>Operational Phase</b>	
1.	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.	Innovative solid waste management practice will be adopted when flats are occupied. It will include followings: <ul style="list-style-type: none"> <li>• Door-to-door collection of solid waste.</li> <li>• Segregation of recyclable, reusable, biodegradable waste, and non-biodegradable waste.</li> <li>• Wet Organic waste will be converted into manure through OWC.</li> <li>• Manure from OWC will be used for gardening purposes.</li> <li>• The local body (PCMC) will take the remaining waste for disposal at the common landfill site.</li> </ul>
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management) and Handling) Rules, 2016.	E-waste will be handed over to authorized recycler for further handling & disposal purposes.
3.	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	Noted. Sewage treatment plants will be provided with a Capacity of 1520 KLD. <ul style="list-style-type: none"> <li>• The treated wastewater can be reused for flushing and</li> </ul>

	<p>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.</p>	<p>gardening purpose within the premises.</p> <ul style="list-style-type: none"> <li>Discharging treated sewage confirms the norms and standards prescribed by MPCB consents obtained.</li> </ul> <p>The blower will be provided to STP to mitigate the odor problem from STP.</p>
4.	<p>Project Proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of buildings. As agreed during the SEIAA meeting, PP to explore the possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into a sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirements.</p>	<p>The same will be followed.</p>
5.	<p>The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.</p>	<p>Noted.</p>
6.	<p>Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>Wide gate will be provided for ease of Entry and Exit at the same time.</li> <li>Adequate parking will be provided in the premises.</li> </ul> <p>Sufficiently wide Roads will be provided with traffic signage.</p>
7.	<p>PP to provide adequate electric charging points for electric vehicles (EVs).</p>	<p>Noted.</p>
8.	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</p>	<p>Same will be followed.</p>
9.	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	<p>Total 2 numbers of qualified persons are appointed in the environment management cell.</p>
10.	<p>Separate funds shall be allocated for the implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be</p>	<p>Details of EMP allocation for the construction &amp; Operation phase is enclosed herewith.</p>

	included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accord 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>	Complied. The advertise has been given in the newspaper in Marathi language regarding the Environment Clearance which is granted to the project and copy of the same is 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>
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soil copies to the MPCB & this department on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	We are submitting six monthly monitoring reports along with the necessary documents.
13.	A copy of the clearance letter shall be sent by proponent to rite 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.	The Environment Clearance letter is submitted to PCMC but still we have not received any suggestions from their side.
14.	The proponent shall upload the Status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO, NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a Convenient location near the main gate of the company in the public domain.	Yes, Noted & Implemented. <ul style="list-style-type: none"> <li>• EC compliance report is prepared on the six-monthly basis with quarterly environment monitoring reports, data sheet, EMP allocation, project status and copies of consent to operate, consent to establish and Environment clearance.</li> <li>• All the documents complied in sophisticated format and submitted in June &amp; December of every year to MoEF, MPCB via mail.</li> </ul>
<b>C)</b>	<b>General EC Conditions</b>	
1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted.

2.	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 the start of any construction work at the site.	Noted & complied. <b>Consent to Establish:</b> - Format1.0/CC/UAN No.0000159945/CE/23060019 82, dated 26/06/2023. Copy enclosed herewith.
3.	Under the provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that the construction of the project has been started without obtaining environmental clearance.	Noted. Environmental clearance is obtained EC Identification No. - <b>EC23B000MH175101 File No. - SIA/MH/MIS/71109/2022</b> <b>Date of Issue EC - 03/03/2023.</b> <b>EC letter is attached.</b>
4.	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.	We are submitting six monthly monitoring reports along with the necessary documents.
5.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	The Environment Statement report was submitted on or before 15 <sup>th</sup> September 2024.
6.	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.
7.	This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wild life as if applicable & this	Noted. NOC from forest department is not required to this project and Environment Clearance has been issued to the Project. (EC

	environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Identification No. - EC23B000MH175101 File No. - SIA/MH/MIS/71109/2022 Date of Issue EC - 03/03/2023).
	<b>Other Conditions</b>	
1.	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 is 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 initiate under EP act.	Noted.
2.	This Environmental Clearance is issued purely from an environmental 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.
3.	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,	Noted. As a very law-abiding nature, all the documents which are submitted to any government body as well as all the construction activity of the project are going on under the Environmental Protection Act. 1986.
4.	<b>Validity of Environment Clearance:</b> 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.	Noted. EC is granted (EC Identification No. - EC23B000MH175101 File No. - SIA/MH/MIS/71109/2022 Date of Issue EC - 03/03/2023).
5.	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.	Noted.
6.	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,	Noted.

	Opposite council Hall, Pune, if preferred within 30 days as per prescribed under section 16 of the national green tribunal Act, 2010.	
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Thanking You

Yours Faithfully

**M/s. RP Properties**

## List of Annexure:

<b>I</b>	<b>Environmental Clearance -</b>
<b>II</b>	<b>MPCB CTE and CTO</b>
<b>II</b>	<b>EMP Costing -</b>
<b>III</b>	<b>Environmental Monitoring Reports -</b>

ENVIRONMENTAL  
CLEARANCE



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

To,

The Authorized Signatory

RP PROPERTIES

Pride House, 5th Floor, Pune University Circle, Shivajinagar, Pune 411016  
-411016

**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/71109/2022 dated 06 Aug 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |                       |
|---|-----------------------|
| 1. EC Identification No.                      | EC23B000MH175101      |
| 2. File No.                                   | SIA/MH/MIS/71109/2022 |
| 3. Project Type                               | New                   |
| 4. Category                                   | B1                    |
| 5. Project/Activity including<br>Schedule No. | N/A                   |
| 6. Name of Project                            |                       |
| 7. Name of Company/Organization               | RP PROPERTIES         |
| 8. Location of Project                        | Maharashtra           |
| 9. TOR Date                                   | 10 May 2022           |

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

Date: 03/03/2023

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

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

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/71109/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. RP Properties,  
S.No. 122/1 (P) at Charholi,  
Taluka Haveli, Village Charholi BK,  
Pune.

**Subject** : Environmental Clearance for Proposed Residential & Commercial project – S.No. 122/1 (P) at Charholi Taluka Haveli, Village Charholi BK, Pune by M/s. RP Properties

**Reference** : Application no. SIA/MH/MIS/71109/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 154<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253<sup>rd</sup> (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21<sup>st</sup> November, 2022.

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

<b>1.</b>	<b>Proposal Number</b>	PARIVESH Proposal Number <b>Proposal number</b> :SIA/MH/MIS/71109/2022	
<b>2.</b>	<b>Name of Project</b>	Proposed Residential & Commercial project – S.No. 122/1 (P) at Charholi Taluka Haveli, Village Charholi BK, Pune Maharashtra by RP Properties	
<b>3.</b>	<b>Project category</b>	8b (B1)	
<b>4.</b>	<b>Type of Institution</b>	Private	
<b>5.</b>	<b>Project Proponent</b>	<b>Name</b>	Name : Mr. Rajesh M. Jain RP Properties
		<b>Regd.Offic address</b>	<b>Address::</b> Pride House, 5th floor, Near Pune University Circle, Shivajinagar, Pune 411016
		<b>Contact number</b>	+91 -7757000201
		<b>e-mail</b>	environment@pridepurplegroup.com
<b>6.</b>	<b>Consultant</b>	M/s. Mahabal Enviro Engineers Pvt Ltd. Address: Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra Email id :thane@mahabal.com	
<b>7.</b>	<b>Applied for</b>	GreenfieldProject	

8.	Details of previous EC		NA			
9.	Location of the project		S.No. 122/1 (P) at Charholi Taluka Haveli, Village Charholi BK, Pune Maharashtra			
10.	Latitude and Longitude		Latitude -18°37'45.47"N Longitude -73°55'14.48"E			
11.	Total Plot Area (m <sup>2</sup> )		56,850.00			
12.	Deductions (m <sup>2</sup> )		16,384.83			
13.	Net Plot area (m <sup>2</sup> )		40,465.17			
14.	Proposed FSI area (m <sup>2</sup> )		1,95,247			
15.	Proposed non-FSI area (m <sup>2</sup> )		1,18,717			
16.	Proposed TBUA (m <sup>2</sup> )		3,13,964			
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		3,13,964			
18.	Ground coverage (m <sup>2</sup> ) & %		-			
19.	Total Project Cost (Rs.)		Rs.568 Cr.			
20.	CER as per MoEF& CC circular Dated 01/05/2018		Activity	Location	Cost(Rs.)	Duration
			Details attached			
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>
				Building -A	2B+STILT+PO DIUM+23FI	70.90 m
				Building -B	2B+STILT+PO DIUM+23FI	70.90 m
				Building - C	2B+STILT+PO DIUM+23FI	70.90 m
				Building - D	2B+STILT+PO DIUM+23FI	70.90 m
				Building - E	2B+STILT+PO DIUM+23FI	70.90 m
				Building - F	2B+STILT+PO DIUM+23FI	70.90 m
				Building - G	2B+STILT+PO DIUM+23FI	70.90 m
				Building - H	2B+STILT+PO DIUM+23FI	70.90 m
			Building - J	2B+STILT+PO	70.90 m	

					DIUM+23FI		
				Building -K	2B+STILT+PO DIUM+23FI	70.90 m	
				Clubhouse	Podium + 1st Fl.	8.55 m	
				Multi . Hall	Ground Fl.	4.20 m	
				Phase 2 - MHADA Bldg.	1B+STILT+PO DIUM+20FI	62.20 m	
				Phase 3 - Commercial Bldg.	2B+STILT+20FI	73.00 m	
<b>22.</b>	<b>Total number of tenements</b>			<b>Tenements –</b> Residential – 2047 Nos. Nos. of Offices – 323 Nos. <b>Population -</b> Residential Population – 9998Nos. Commercial population – 3200Nos. Total Population –13,198 Nos.			
<b>23.</b>	<b>Water Budget</b>	<b>Dry Season(CMD)</b>		<b>Wet Season(CMD)</b>			
		<b>Fresh Water</b>	980	<b>Fresh Water</b>	980		
		<b>Recycled Flushing</b>	513	<b>Recycled Flushing</b>	513		
		<b>Flushing</b>	513	<b>Flushing</b>	513		
		<b>Gardening</b>	23	<b>Gardening</b>	00		
		<b>Clubhouse</b>	5	<b>Clubhouse</b>	5.00		
		<b>Total</b>	1521	<b>Total</b>	1498		
		<b>Swimming Pool</b>	20	<b>Swimming Pool</b>	20		
		<b>Wastewater generation</b>	1348	<b>Wastewater generation</b>	1348		
		<b>Excess treated water</b>	677	<b>Excess treated water</b>	700		
<b>24.</b>	<b>Water Storage Capacity for Firefighting/ UGT</b>	<b>Domestic UG tank Capacity: 1469.70 KLD</b> <b>Flushing UG tank Capacity: 514 KLD</b> <b>Fire UG tank Capacity:1200 KLD</b>					
<b>25.</b>	<b>Source of water</b>	PCMC					
<b>26.</b>	<b>Rainwater Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>		<b>Summer Season – 15.75 m. to 22.50 m. BGL. (19.13 M. BGL Average)</b> <b>Rainy Season – 5.75 m. to 9.25 m. BGL. (7.50 M. BGL Average)</b> <b>Winter Season – 10.75 m. to 15.88 m. BGL. (13.32 M. BGL Average)</b>			

		<b>Size and no. of RWH tank (s) and Quantity:</b>	NA	
		<b>Quantity and size of recharge pits:</b>	2.50 m X 2.50 m X 1.75 m 19Nos.Pits	
		<b>Details of UGT tanks if any:</b>	<b>Domestic UG tank Capacity: 1469.70 KLD</b> <b>Flushing UG tank Capacity: 514 KLD</b> <b>Fire UG tank Capacity:1200 KLD</b>	
27.	Sewage and Wastewater	<b>Sewage generation in CMD:</b>	1348	
		<b>STP technology:</b>	MBBR	
		<b>Capacity of STP (CMD):</b>	Phase 1 – Residential - 1250 m <sup>3</sup> /day Phase 2 – EWS – 120 m <sup>3</sup> /day Phase 3 – Commercial - 150 m <sup>3</sup> /day Total - 1520 m <sup>3</sup> /day	
28.	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (kg/d)</b>	<b>Treatment/disposal</b>
		<b>Dry waste:</b>	93	Handed over to authorized recycler for further handling & disposal purpose
		<b>Wet waste:</b>	62	
		<b>Construction waste</b>	51,582	Topsoil to be preserved & excavated earth material will be used for filling of plinth area Debris quantity 20179 m <sup>3</sup> will be generated
29.	Solid Waste Management during Operation Phase	<b>Type</b>	<b>Quantity (kg/d)</b>	<b>Treatment/disposal</b>
		<b>Dry waste:</b>	2480	Handed over to authorized recycler for further handling & disposal purpose
		<b>Wet waste:</b>	3319	OWC
		<b>Hazardous waste:</b>	NA	-
		<b>Biomedical waste</b>	NA	-
		<b>E-Waste (kg/year)</b>	41/day	Handed over to authorized recycler for further handling & disposal purpose
		<b>STP Sludge (dry)</b>	114.3 kg/day	To be used as manure for Gardening purpose
30.	Green Belt Development	<b>Total RG area (m<sup>2</sup>):</b>	Required RG -4046.52 m <sup>2</sup> Provided RG - 11,945 m <sup>2</sup> (including ground and podium)	
		<b>Existing trees on plot:</b>	NA	
		<b>Number of trees to be</b>	506 Nos.	

		<b>planted:</b>			
		<b>Number of trees to be cut:</b>	NA		
		<b>Number of trees to be transplanted:</b>	NA		
31.	Power requirement:	<b>Source of power supply:</b>	MSEDCL		
		<b>During Construction Phase Demand Load):</b>	As per requirement		
		<b>During Operation phase (Connected load):</b>	20370 kW		
		<b>During Operation phase (Demand load):</b>	18383 kW		
		<b>Transformer:</b>	4 Nos. x 5 MVA or 8 Nos. x 2.5 MVA		
		<b>DG set:</b>	3 x 500 kVA		
		<b>Fuel used:</b>	HSD		
32.	Details of Energy saving				
33.	Environmental Management plan budget during Construction phase	<b>Type</b>	<b>Details</b>	<b>Cost</b>	
		<b>Capital</b>	Air & Noise and Water, Land Biological and Socio Economic	123 Lakhs	
		<b>O&amp;M</b>	-	15.5 Lacs per Annum	
34.	Environmental Management plan Budget during Operation phase	<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	349.1	56.62
		<b>Water treatment</b>	NA	-	-
		<b>RWH</b>	RWH Pits	23.75	0.95
		<b>Swimming Pool</b>	NA	17.76	1.20
		<b>Solid Waste</b>	OWC	78.50	24.76
		<b>Biomedical waste</b>	NA	-	-
		<b>Hazardous waste</b>	NA	-	-
		<b>e-waste</b>	Authorized vendor	-	-
		<b>Storm Water</b>	Network	35.00	6.7
		<b>Green belt development</b>	Plantation	22.12	2.2
		<b>Energy</b>	Solar	55.00	4.9
		<b>Environmental Monitoring</b>	Through laboratory	-	6

		<b>Disaster Management</b>	Provided	70.19	2.29
		<b>Total</b>		651.42	105.62
<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>
		<b>4-Wheeler</b>	1579	1705	69890
		<b>2-Wheeler</b>	6848	6881	
		<b>Bicycles</b>	-	-	
<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 253rd (Day-4) meeting held on 21st November, 2022 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. It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.
2. PP to provide additional bores for ground water quality monitoring.
3. PP to abide all the conditions of fire NoC.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI – 195247.00 m<sup>2</sup>, Non FSI- 118717.00 m<sup>2</sup>, Total BUA-313964.00 m<sup>2</sup>. (Plan approval No B.P/EC /Charholi/ 14/2022, dated 15.11.2022.)

## **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. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

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

- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. 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.

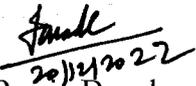
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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 EIA Notification, 2006, amended from time to time.

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

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

  
20/03/2023  
Pravin Darade

(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Date: 3/3/2023 1:43:19 PM

# 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.0000159945/CE/2306001982

Date: 26/06/2023

To,  
M/s. RP Properties,  
S. No. 122/1 (P),  
Charoli, Tal Haveli, Dist Pune



## Sub: Consent to Establish for Residential & Commercial Construction Project under Red Category

Ref: Minutes of 6th Consent Committee Meeting of 2023-24 held on 07.06.2023

Your application NO. MPCB-CONSENT-0000159945

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 up to Commissioning of the project or Five Years whichever is earlier**
- The capital investment of the project is Rs.568 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction project named as M/s. RP Properties, S. No. 122/1 (P), Charoli, Tal Haveli, Dist Pune on Total Plot Area of 56850.00 SqMtrs for proposed total construction BUA of 313964 SqMtrs as per EC granted dated 03.03.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 03.03.2023	56850.00	313964.00

- 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	1348	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Set-500 kVA-3 Nos	03	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	3319 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	Non Biodegradable Waste	2840 Kg/Day	Segregation	To Authorized Vendor
3	STP Sludge	134 Kg/Day	Dewatering	As Manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	41.00	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/71109/2022 dtd 03.03.2023 for construction project having total plot area 56850 SqMtr. & Proposed total Construction BUA 313964 SqMtr

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr. J. B. Sangewar**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-06-26 18:02:52 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1136000.00	MPCB-DR-16704	23/01/2023	NEFT

**Copy to:**

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



## **SCHEDULE-I**

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **1520 CMD for treatment of domestic effluent of 1348 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1521.00
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-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 to S-3	DG Set-500 kVA-3 Nos	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO <sub>2</sub>	48 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>
-------------------------	---------------	------------------------

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

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

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 25 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance	Up to Commissioning of the Project	Up to Commissioning of the Project

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

#### BG Forfeiture History

Srno.	Consent (C2E/C20/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

#### BG Return details

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



## SCHEDULE-IV

### **Conditions during construction phase**

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

### **General Conditions:**

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

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

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This certificate is digitally & electronically signed.

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# Environmental Monitoring Report



# Excellent Enviro Laboratory & Research Center Pvt. Ltd.

(Formerly known as Excellent Enviro Laboratory & Research Center)

Accredited by NABL vide Certificate Number TC-9807

REGISTERED OFFICE : D-52/18, MIDC Waluj, Aurangabad - 431 136. ☎0240-6641879 ✉ 9970429991 / 7745069991

Email : eelab@excellentenviro.com/info@excellentenviro.com/sales@excellentenviro.com

Format No.: EELRC/D/AMR/41

## AMBIENT AIR MONITORING REPORT

	Report No.	EEL/ABD/AAQ -69/ 04/2025-26
M/s. RP Properties S. no 122/1(P), at Village – Charoli Bk, Tal - Haveli, Dist - Pune, Maharashtra	Date of Reporting	24/04/2025

### SAMPLING DETAILS

01) Location of Sampling	Front Side
02) Sampling Procedure	IS 5182 (Part 5)
03) Sample Volume	SO <sub>2</sub> : 30 ml×1 no. (Plastic Bottle), NO <sub>x</sub> : 30 ml×1 no.(Plastic Bottle), PM10: Filter Paper: 1×1no, PM2.5: Filter Paper: 1×1no.
04) Sample Status (Sealed/Unsealed )	Sealed
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Centre
06) Date of Sampling	15/04/2025 to 16/04/2025
07) Time of Sampling & Sampling Duration	10:30 AM of 15/04/2025 to 10:30 AM of 16/04/2025 (24hrs)
08) Date of Received in Lab	17/04/2025
09) Analysis Start Date	18/04/2025
10) Ambient Temperature (Max/Min)	40/28 <sup>o</sup> C
11) Dry Bulb Temperature	36 <sup>o</sup> C
12) Wet Bulb Temperature	32 <sup>o</sup> C
13) Relative Humidity (Max/Min)	60/48%
14) Instrument Details	Ambient Fine Dust Sampler, EE/FM – 02 Calibrated On: 27/06/2024 Due On : 26/06/2025

### RESULT

Sr. No.	Parameter	UOM	Results	NAAQ Standards	Standard Method
1	Particulate Matter PM <sub>10</sub>	µg/m <sup>3</sup>	55.41	≤ 100	USEPA (40 CFR) Part 50
2	Particulate Matter PM <sub>2.5</sub>	µg/m <sup>3</sup>	27.30	≤ 60	USEPA (40 CFR) Part 50
3	Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	09.14	≤ 80	IS 5182 (Part 2) 2001
4	Oxides of Nitrogen (NO <sub>x</sub> )	µg/m <sup>3</sup>	24.59	≤ 80	IS 5182(Part 6):2006
5	Ammonia (NH <sub>3</sub> )	µg/m <sup>3</sup>	19.32	≤ 400	Method 401 Air sampling and Analysis 3 <sup>rd</sup> Edition
6	Carbon Monoxide (CO)	mg/m <sup>3</sup>	1.4	≤ 04	GC FID Methanizer Method
7	Ozone (O <sub>3</sub> )	µg/m <sup>3</sup>	16.28	≤ 180	Method 411 Air sampling and Analysis 3 <sup>rd</sup> Edition
8	Lead (Pb)	µg/m <sup>3</sup>	< 0.03	≤ 1.0	APHA 3120 B
9	Arsenic (As)	ng/ m <sup>3</sup>	< 0.053	≤ 06	APHA 3120 B
10	Nickel (Ni)	ng/ m <sup>3</sup>	< 0.06	≤ 20	APHA 3120 B
11	Benzene (C <sub>6</sub> H <sub>6</sub> )	µg/m <sup>3</sup>	< 0.03	≤ 05	IS 5182 Part 11:2006
12	Benzo (a) Pyrene	ng/ m <sup>3</sup>	< 0.002	≤ 01	IS 5182 Part 12:2004

“The results pertain to tested portion of sample”

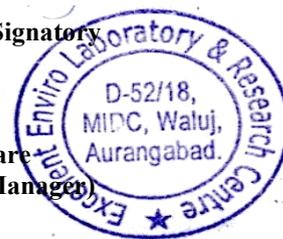
Remark All above results are within National Ambient Air Quality Standards, Notification dtd November 18, 2009.

Reviewed By

Mr. Prashant Patil  
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare  
(Dy. Quality Manager)



\*\*\*\*\*End of Report \*\*\*\*\*

### AN "ENVIRONMENTAL LABORATORY"

Recognised by MoEF & CC, New Delhi, Gazette Notification S.O. 388 (E) Dated (09 February 2017 to 08 February 2022)

MUMBAI OFFICE : Dhawalgiri Co-op, Hsg. Society, Building No.1, Flat No. B-3, Near Peace Park Hotel, Thana Naka, Panvel - 410 206 ✉ 08652671991  
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Certifications : ♦ ISO 9001: 2015 ♦ ISO 14001 : 2015 ♦ ISO 45001: 2018

Website : www.eelab.in



# Excellent Enviro Laboratory & Research Center Pvt. Ltd.

CIN : U73100MH2020PTC347047

(Formerly known as Excellent Enviro Laboratory &amp; Research Center)

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Format No.: EELRC/D/AMR/41

## AMBIENT AIR MONITORING REPORT

	Report No.	EEL/ABD/AAQ -70/ 04/2025-26
M/s. RP Properties S. no 122/1(P), at Village – Charoli Bk, Tal - Haveli, Dist - Pune, Maharashtra	Date of Reporting	24/04/2025

### SAMPLING DETAILS

01) Location of Sampling	Back Side
02) Sampling Procedure	IS 5182 (Part 5)
03) Sample Volume	SO <sub>2</sub> : 30 ml×1 no. (Plastic Bottle), NO <sub>x</sub> : 30 ml×1 no.(Plastic Bottle), PM10: Filter Paper: 1×1no, PM2.5: Filter Paper: 1×1no.
04) Sample Status (Sealed/Unsealed )	Sealed
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Centre
06) Date of Sampling	15/04/2025 to 16/04/2025
07) Time of Sampling & Sampling Duration	10:30 AM of 15/04/2025 to 10:30 AM of 16/04/2025 (24hrs)
08) Date of Received in Lab	17/04/2025
09) Analysis Start Date	18/04/2025
10) Ambient Temperature (Max/Min)	40/28°C
11) Dry Bulb Temperature	36°C
12) Wet Bulb Temperature	32°C
13) Relative Humidity (Max/Min)	60/48%
14) Instrument Details	Ambient Fine Dust Sampler, EE/FM – 02 Calibrated On: 27/06/2024 Due On : 26/06/2025

### RESULT

Sr. No.	Parameter	UOM	Results	NAAQ Standards	Standard Method
1	Particulate Matter PM <sub>10</sub>	µg/m <sup>3</sup>	56.45	≤ 100	USEPA (40 CFR) Part 50
2	Particulate Matter PM <sub>2.5</sub>	µg/m <sup>3</sup>	28.35	≤ 60	USEPA (40 CFR) Part 50
3	Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	08.40	≤ 80	IS 5182 (Part 2) 2001
4	Oxides of Nitrogen (NO <sub>x</sub> )	µg/m <sup>3</sup>	28.56	≤ 80	IS 5182(Part 6):2006
5	Ammonia (NH <sub>3</sub> )	µg/m <sup>3</sup>	17.2	≤ 400	Method 401 Air sampling and Analysis 3 <sup>rd</sup> Edition
6	Carbon Monoxide (CO)	mg/m <sup>3</sup>	1.2	≤ 04	GC FID Methanizer Method
7	Ozone (O <sub>3</sub> )	µg/m <sup>3</sup>	20.19	≤ 180	Method 411 Air sampling and Analysis 3 <sup>rd</sup> Edition
8	Lead (Pb)	µg/m <sup>3</sup>	< 0.03	≤ 1.0	APHA 3120 B
9	Arsenic (As)	ng/ m <sup>3</sup>	< 0.053	≤ 06	APHA 3120 B
10	Nickel (Ni)	ng/ m <sup>3</sup>	< 0.06	≤ 20	APHA 3120 B
11	Benzene (C <sub>6</sub> H <sub>6</sub> )	µg/m <sup>3</sup>	< 0.03	≤ 05	IS 5182 Part 11:2006
12	Benzo (a) Pyrene	ng/ m <sup>3</sup>	< 0.002	≤ 01	IS 5182 Part 12:2004

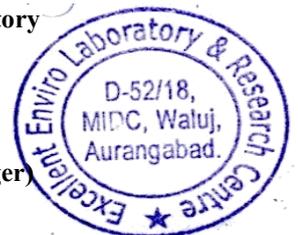
"The results pertain to tested portion of sample"

Remark: - All above results are within National Ambient Air Quality Standards, Notification dtd November 18, 2009.

Reviewed By

Mr. Prashant Patil  
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare  
(Dy. Quality Manager)

\*\*\*\*\*End of Report\*\*\*\*\*

AN "ENVIRONMENTAL LABORATORY"

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Email : eelab@excellentenviro.com/info@excellentenviro.com/sales@excellentenviro.com

Format No.: EELRC/D/SE/41

## SOURCE (STACK) EMISSION MONITORING REPORT

Client's Name & Address	Report No.	EEL/ABD/SE -91/ 04/2025-26
M/s. RP Properties S. no 122/1(P), at Village - Charoli Bk, Tal - Haveli, Dist - Pune, Maharashtra	Date of Reporting	24/04/2025

### SAMPLING DETAILS

01) Location of Sampling	DG Set 1- 500 KVA
02) Sampling Procedure	IS 11255
03) Sample Volume	TPM: Filter Paper: 1×1no. SO <sub>2</sub> : 30 ml ×1 no. (Plastic Bottle) NO <sub>x</sub> : 30 ml ×1 no. (Plastic Bottle)
04) Sample Status (Sealed/Unsealed )	Sealed
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Centre
06) Date of Sampling	15/04/2025
07) Time of Sampling & Sampling Duration	From 11:30 AM to 12:30 PM (60 min)
08) Date of Received in Lab	17/04/2025
09) Analysis Start Date	18/04/2025
10) Material of Stack	MS
11) Stack Height from G.L.	3 meters
12) Type of Stack	Round
13) Flue Gas Temperature	358.25 K
14) Differential Pressure	4.4 mmWC
15) Velocity	7.7 m/sec
16) Dimensions of Stack	0.1016 meter
17) Stack Area	0.0081 m <sup>2</sup>
18) Gas Volume	186.77 Nm <sup>3</sup> /hr
19) Fuel Used	HSD
20) Instrument Details	Manual Stack Kit-MN-350- Calibration On: 27/09/2024 Due on: 26/09/2025

### RESULT

Sr. No	Parameter	UOM	Result	MPCB Limit	Standard Method
1	Total Particulate Matter	mg/Nm <sup>3</sup>	50.4	150	IS 11255(Part 1):1985
2	Sulphur Dioxide	kg/day	0.52	-	IS 11255 (Part 2):1985
3	Oxides of Nitrogen (NO <sub>x</sub> )	mg/Nm <sup>3</sup>	3.7	-	IS 11255 (Part 7):2005

"The results pertain to tested portion of sample"

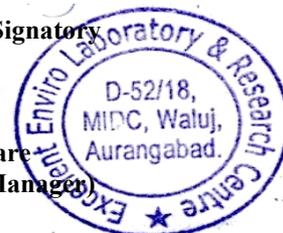
Remark- Total Particulate Matter & Sulphur Dioxide (kg/day) parameter results are within MPCB Limit.

Reviewed By

Mr. Prashant Patil  
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare  
(Dy. Quality Manager)



\*\*\*\*\*End of Report\*\*\*\*\*

AN "ENVIRONMENTAL LABORATORY"

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CIN : U73100MH2020PTC347047

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Email : eelab@excellentenviro.com/info@excellentenviro.com/sales@excellentenviro.com

Format No.: EELRC/D/GW/41

## GROUND WATER ANALYSIS REPORT

Client's Name & Address	Report No.	EEL/ABD/GW-122/04/2025-26
M/s. RP Properties S. no 122/1(P), at Village - Charoli Bk, Tal - Haveli, Dist - Pune, Maharashtra	Date of Reporting	24/04/2025

### SAMPLING DETAILS

01) Location of Sampling	Ground Water nearest well
02) Sampling Procedure	IS 3025 (Part-1) & IS 1622
03) Sample Volume	2 ltr×1 no. Plastic Can 65 ml × 1 no. Sterile glass bottle
04) Sample Status (Sealed/Unsealed)	Sealed
05) Sample Collected By	M/s Excellent Enviro Laboratory & Research Centre
06) Date of Sampling	15/04/2025
07) Time of Sampling	13:40 PM
08) Date of Received in Lab	17/04/2025
09) Analysis Start Date	18/04/2025
10) Sampling Type	Grab Sampling

### RESULTS

Sr. No	Characteristic	UOM	Results	Method of Test
1	Colour	Hazen	1.5	IS 3025 (Part 4)
2	Odour	-	Agreeable	IS 3025 (Part 5)
3	Turbidity	NTU	0.65	IS 3025 (Part 10)
4	Temperature	°C	26.0	APHA 2550 B.
5	Specific Gravity	kg/m <sup>3</sup>	0.93	-
6	MLSS	mg/ltr	N.D.	-
7	MLVSS	mg/ltr	N.D.	-
8	pH	mg/ltr	7.24	IS 3025 (Part 11)
9	Conductivity	µS/cm	5.2	APHA 2510 B
10	Total Dissolved Solids	mg/ltr	248.0	IS 3025 (Part-16)
11	Total Suspended Solids (TSS)	mg/ltr	42.0	APHA 2540 - D
12	Total Solids (TS)	mg/ltr	349.0	APHA 2540 - D
13	Hardness (as CaCO <sub>3</sub> )	mg/ltr	68.0	IS 3025 (Part-21)
14	Alkalinity	mg/ltr	62.0	IS 3025 (Part-23)
15	Acidity	mg/ltr	NIL	APHA 2310 B
16	Free Residual Chlorine	mg/ltr	NIL	APHA 4500
17	Chloride(as Cl)	mg/ltr	32.0	IS 3025 (Part32)
18	Sulphate (as SO <sub>4</sub> )	mg/ltr	34.0	IS 3025 (part -24)
19	Total Ammonical Nitrogen	mg/ltr	NIL	IS 3025 (Part 34)
20	Total Kjeldahl Nitrogen	mg/ltr	NIL	APHA 4500 N <sub>org</sub> B
21	Free ammonia	mg/ltr	NIL	APHA 4500 NH <sub>3</sub> F
22	Free Carbon dioxide	mg/ltr	NIL	APHA 4500-CO <sub>2</sub> C
23	Ammonia	mg/ltr	0.007	IS 3025 (Part 34)
24	Fluoride	mg/ltr	NIL	IS 3025 (Part 60)
25	Phenol	mg/ltr	NIL	IS 3025B (Part 43)
26	Nitrates	mg/ltr	0.08	IS 3025B (Part 34)

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27	Nitrites	mg/ltr	NIL	APHA 4500-NO <sub>2</sub> -N
28	Carbonate	mg/ltr	NIL	-
29	Bicarbonate	mg/ltr	NIL	-
31	Oil & Grease	mg/ltr	NIL	IS 3025 (Part 39):1991
32	Dissolved Oxygen	mg/ltr	NIL	APHA 4500-O B
33	COD	mg/ltr	NIL	IS 3025 (Part 58):2006
34	BOD	mg/ltr	NIL	IS 3025 (Part 44):1993
35	Total Organic Carbon	mg/ltr	NIL	APHA 5310 B
36	Sulphuric Acid	-	N.D.	-
37	Molybdenum	mg/ltr	0.007	IS 3025 (Part 2)
38	Lime in Percent	%	N.D.	-
39	Total Calcium Oxide	mg/ltr	45.0	IS 3025 (Part 40)
40	Magnesium (as CaCO <sub>3</sub> )	mg/ltr	23.0	-
41	Silica	mg/ltr	N.D.	APHA 4500-SiO <sub>3</sub>
42	Surfactant	mg/ltr	N.D.	APHA 5540 B
43	Anionic Detergent	mg/ltr	0.008	Annex K of IS 13428
44	Free Acidity	mg/ltr	NIL	-
45	Free Chlorine	mg/ltr	NIL	IS 3025 (Part 26)
46	Phenolic Compound (as C <sub>6</sub> H <sub>5</sub> OH)	mg/ltr	NIL	IS 3025 (Part 43)

UOM – Unit of Measurement, < 2 is considering as absent

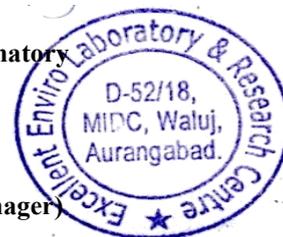
NOTE –“ The result pertain to tested portion of sample”

Reviewed By

Mr. Prashant Patil  
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare  
(Dy. Quality Manager)



\*\*\*\*\*End of Report\*\*\*\*\*

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PUNE OFFICE : Gut No. 1252, Tuljai Nagar, Behind Gharkul Building, No. C-11, Spine Road, Newale Wasti Chikhali, Pune - 411062 ✉ 09767838931  
Email : punesales@excellentenviro.com

Certifications : ♦ ISO 9001: 2015 ♦ ISO 14001 : 2015 ♦ ISO 45001: 2018

Website : www.eelab.in



# Excellent Enviro Laboratory & Research Center Pvt. Ltd.

(Formerly known as Excellent Enviro Laboratory & Research Center)

Accredited by NABL vide Certificate Number TC-9807

REGISTERED OFFICE : D-52/18, MIDC Waluj, Aurangabad - 431 136. ☎0240-6641879 ✉ 9970429991 / 7745069991

Email : eelab@excellentenviro.com/info@excellentenviro.com/sales@excellentenviro.com

Format No.: EELRC/D/AMN/41

## AMBIENT NOISE MONITORING REPORT

<b>Client's Name &amp; Address</b> M/s. RP Properties S. no 122/1(P), at Village – Charoli Bk, Tal - Haveli, Dist - Pune, Maharashtra	<b>Report No.</b> EEL/ABD/AN – 108/ 04/2025-26	<b>Date of Reporting</b> 24/04/2025
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### SAMPLING DETAIL

01) Location of Sampling	Near Entrance
02) Sampling Procedure	IS 4758
03) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Centre
04) Date of Sampling	15/04/2025 to 16/04/2025
05) Time of Sampling & Sampling Duration	From 11:30 AM of 15/04/2025 to 11:30 AM of 16/04/2025 (24hrs)
06) Sampling Duration	24 hrs. Day & Night
07) Instrument Details	Digital Sound Level Meter, EEL/LAB/INS/SLM-01 Calibrated on – 27/09/2024, Due on – 26/09/2025

### RESULT

Sr. No.	Time	Unit	Result (Day Time)	Result (Night Time)
<b>MPCB Standard Limit</b>			≤ 75	≤ 70
1	11:00 AM	dB (A)	69.4	
2	12:00 PM	dB (A)	68.5	
3	13:00 PM	dB (A)	70.6	
4	14:00 PM	dB (A)	71.4	
5	15:00 PM	dB (A)	71.4	
6	16:00 PM	dB (A)	70.8	
7	17:00 PM	dB (A)	70.3	
8	18:00 PM	dB (A)	70.5	
9	19:00 PM	dB (A)	69.7	
10	20:00 PM	dB (A)	72.3	
11	21:00 PM	dB (A)	70.5	
12	22:00 PM	dB (A)	69.1	
13	23:00 PM	dB (A)		67.6
14	24:00 AM	dB (A)		67.2
15	1:00 AM	dB (A)		65.3
16	2:00 AM	dB (A)		66.3
17	3:00 AM	dB (A)		64.2
18	4:00 AM	dB (A)		64.2
19	5:00 AM	dB (A)		65.4
20	6:00 AM	dB (A)	67.5	
21	7:00 AM	dB (A)	66.4	
22	8:00 AM	dB (A)	64.8	
23	9:00 AM	dB (A)	60.6	
	<b>Average</b>	<b>dB (A)</b>	<b>69.2</b>	

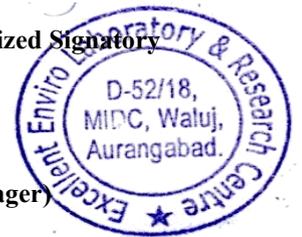
Remarks: The Noise Level is within MPCB normal Limits.

Reviewed By

Mr. Prashant Patil  
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare  
(Dy. Quality Manager)



\*\*\*\*\*End of Report\*\*\*\*\*

AN "ENVIRONMENTAL LABORATORY"

Recognised by MoEF & CC, New Delhi, Gazette Notification S.O. 388 (E) Dated (09 February 2017 to 08 February 2022)

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Format No.: EELRC/D/SA/41

## SOIL ANALYSIS REPORT

Client's Name & Address	Report No.	EEL/ABD/SA - 87/ 04/2025-26
M/s. RP Properties S. no 122/1(P), at Village - Charoli Bk, Tal - Haveli, Dist - Pune, Maharashtra	Date of Reporting	24/04/2025

### SAMPLING DETAILS

01) Location of Sampling	Soil Sample
02) Sampling Procedure	APHA 1060 B 23 <sup>rd</sup> Edition
03) Sample Volume	2 ltr×1 no. Plastic Bag
04) Sample Status (Sealed/Unsealed)	Sealed
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center
06) Date of Sampling	15/04/2025
07) Time of Sampling	12:45 PM
08) Date of Received in lab	17/04/2025
09) Start of Analysis	18/04/2025
10) Sampling Type	Grab Sampling

### RESULTS

Sr. No.	Parameter	UOM	Results	Standard Method
<b>Chemical Parameters:</b>				
1	pH	-	7.4	IS:2720 (Part-26)-1987
2	Boron as (B)	mg/ltr	3.3	As per Quality Test procedure(ICP)
3	Calcium as (Ca)	mg/ltr	3.4	As per Quality Test procedure(ICP)
4	Chloride as (Cl)	mg/ltr	7.5	As per Quality Test procedure
5	Potassium as (K)	mg/ltr	2.3	As per Quality Test procedure(ICP)
6	Sodium as (Na)	mg/ltr	5.1	As per Quality Test procedure(ICP)
7	Sulphate	mg/ltr	0.42	IS 2720 (Part-27):1977
8	Total Organic Carbon	mg/ltr	0.58	-
<b>Heavy Metals :</b>				
9	Copper as (Cu)	mg/ltr	0.56	As per Quality Test procedure(ICP)
10	Iron as (Fe)	mg/ltr	0.41	As per Quality Test procedure(ICP)
11	Lead as (Pb)	mg/ltr	0.09	As per Quality Test procedure(ICP)
12	Mercury as (Hg)	mg/ltr	0.03	As per Quality Test procedure(ICP)
13	Nickel as (Ni)	mg/ltr	0.38	As per Quality Test procedure(ICP)
14	Zinc as (Zn)	mg/ltr	0.68	As per Quality Test procedure(ICP)
15	Magnesium as (Mg)	mg/ltr	0.34	As per Quality Test procedure(ICP)
16	Cadmium as (Cd)	mg/ltr	0.11	As per Quality Test procedure(ICP)
17	Chromium as (Cr)	mg/ltr	0.4	As per Quality Test procedure(ICP)
18	Manganese as (Mn)	mg/ltr	0.9	As per Quality Test procedure(ICP)
<b>Specific Parameters :</b>				
19	Oil And Grease	mg/ltr	1.5	-
20	Total Kjeldahls Nitrogen (TKN)	mg/ltr	5.4	IS 14684 :1999
21	Total Nitrogen	mg/ltr	2.3	-
22	Total Phosphorous	mg/ltr	5.2	-
23	Available Phosphorus	mg/ltr	4.3	-
24	Available Potassium	mg/ltr	3.2	-
25	Cation Exchange Capacity	Meq ercent	14.1	IS:2720 (Part:24)-1976
26	Exchangeable Sodium	mg/ltr	1.3	-
27	Available Micro nutritions	mg/ltr	1.4	-

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CIN : U73100MH2020PTC347047

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Physical Parameters:				
28	Organic Compound	%	6.3	IS 2720 (Part-22)1972
29	Inorganic Compound	%	4.3	IS 2720 (Part-22)1972
30	Sodium Adsorption Ratio (SAR)	-	3.0	As per Quality Test procedure based on Manual of Soil Testing in India, Department of Agriculture & Corporation, Ministry of Agriculture, GoI, 2011
31	Bulk Density	-	3.4	-
32	Electrical Conductivity	mS/cm	134.0	IS:14767-2000
33	Water Holding Capacity	%	46.5	As per Quality Test procedure
34	Moisture	%	13.1	IS 2720 (Part-2)1973

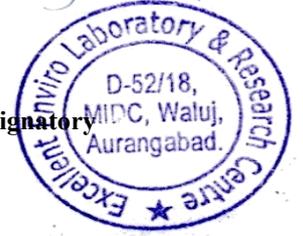
NOTE –“ The result pertain to tested portion of sample”

Reviewed By

Mr. Prashant Patil  
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare  
(Dy. Quality Manager)



\*\*\*\*\*End of Report\*\*\*\*\*

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## Annexure - II

### ALLOCATION MADE FOR ENVIRONMENTAL MANAGEMENT PLANS

#### A) Construction Phase (With Break-up)

Sr. No.	Type	Details	Total Cost (Rs. In Lacs)
1.	Capital	Air & Noise and Water, Land Biological and Socio-Economic	123 Lakhs
2.	O&M	--	15.5 lacs/Annum

#### B) Operation Phase (With Break-Up)

Sr. No.	Component	Description	Capital Cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/Yr.)
1.	Sewage Treatment	STP Plant	349.1	56.62
2.	Water Treatment	NA	-	-
3.	RWH and Storm Water	RWH Pits	23.75	0.95
4.	Swimming pool	NA	17.76	1.20
5.	Solid Waste	OWC	78.50	24.76
6.	Hazardous Waste	NA	-	-
7.	e-waste	Authorized vendor	-	-
8.	Storm Water	Network	35.00	6.7
9.	Green Belt Development	Plantation	22.12	2.2
10.	Energy Saving	Solar	55.00	4.9
11.	Environmental Monitoring	Through laboratory	-	6.00
12.	Disaster Management	Provided	70.19	2.29
<b>TOTAL</b>			<b>651.42</b>	<b>105.62</b>



# Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

### Unique Application Number

MPCB-ENVIRONMENT\_STATEMENT-0000084295

### Submitted Date

19-09-2025

## PART A

### Company Information

#### Company Name

M/s. RP Properties

#### Application UAN number

MPCB-CONSENT-0000159945

#### Address

S. No. 122/1 (P), at Charholi

#### Plot no

S.No. 122/1 (P)

#### Taluka

Haveli

#### Village

Charholi

#### Capital Investment (In lakhs)

56800

#### Scale

LSI

#### City

Pune

#### Pincode

412105

#### Person Name

Rajesh Jain

#### Designation

Project Coordinator

#### Telephone Number

7888210210

#### Fax Number

0

#### Email

rp pride065@gmail.com

#### Region

SRO-Pimpri Chinchwad

#### Industry Category

Orange

#### Industry Type

O21 Building and construction project more than 20,000 sq. m built up area

#### Last Environmental statement submitted online

no

#### Consent Number

Format1.0/CC/UAN No.  
0000159945/CE/2306001982

#### Consent Issue Date

2023-06-26

#### Consent Valid Upto

2028-06-25

#### Establishment Year

2023

#### Date of last environment statement submitted

Sep 4 2024 12:00:00:000AM

#### Industry Category Primary (STC Code) & Secondary (STC Code)

### Product Information

#### Product Name

Construction project having total plot area 56850 square meter & Total Built up area 313964 sq. m

#### Consent Quantity Actual Quantity UOM

313964 0 CMD

### By-product Information

#### By Product Name

This is a construction of residential Project.

#### Consent Quantity

0

#### Actual Quantity

0

#### UOM

CMD

## Part-B (Water & Raw Material Consumption)

### 1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	1521.00	1521.00
All others	0.00	0.00
<b>Total</b>	<b>1521.00</b>	<b>1521.00</b>

### 2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	1348	1348	CMD

### 2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

### 3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

### 4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD (3 DG set - 500 kVA)	100	0	Ltr/Hr

## Part-C

### Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

#### [A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
As per Analysis Reports (Copy enclosed). BOD, COD. pH	0	0	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).

#### [B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
As per Analysis Reports (Copy enclosed). TPM	0	0	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).

## Part-D

## HAZARDOUS WASTES

### 1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/A

### 2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/A

## Part-E

## SOLID WASTES

### 1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Wet Waste	0	0	MT/A
Dry Waste	0	0	MT/A

### 2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0	0	MT/A

### 3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	MT/A

## Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

### 1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	CMD	NA

### 2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
NA	0	CMD	NA

## Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
Extensive tree pantation done near project premises	0	0	0	0	0	0

## Part-H

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### Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

#### [A] Investment made during the period of Environmental Statement

<b>Detail of measures for Environmental Protection</b>	<b>Environmental Protection Measures</b>	<b>Capital Investment (Lacks)</b>
Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc.	Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc.	0

---

#### [B] Investment Proposed for next Year

<b>Detail of measures for Environmental Protection</b>	<b>Environmental Protection Measures</b>	<b>Capital Investment (Lacks)</b>
NA	NA	0

## Part-I

---

### Any other particulars for improving the quality of the environment.

#### Particulars

1. Our company will be provided total area for gardening 11945 Sqm and total nos of trees to be planted - 506 nos. Open spaces will be provided with lawns, shrub beds & trees. 2. Medicinal checkup done regularly for all employees 3. Safety training for the workers is an organized process 4. The company is constantly monitoring the Air, stack, Waste water, noise in an around the plant and ensures that the norms are maintained. 5. The company celebrates the WORLD ENVIRONMENT DAY every year.

#### Name & Designation

Mr. Rajesh Jain (Project Coordinator)

#### UAN No:

MPCB-ENVIRONMENT\_STATEMENT-0000084295

#### Submitted On:

19-09-2025