

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Integrated Regional Office, Nagpur
Monitoring Report

PART-I
DATA SHEET

Sr. No.	Particulars	Details
1.	Project type: River Valley/ Mining/ Industry/ Thermal/ Nuclear/ Others (specify)	Building & Construction Project (8(a)) Category B Building & Construction Projects
2.	Name of the Project	Proposed Residential & Commercial Project by "M/s. Sarsan Aawishkar Properties"
3.	Clearance letter (s)/ OM No. and date	'SIA/MH/MIS/258578/2022' dated 30/09/2022 (EC Identification No. - EC22B038MH166876)
4.	Location	"S. No. 53/9, 53/10 (P), 53/11/1 (P) Baner, Pune"
	a) District (s)	
	b) State (s)	Maharashtra
	c) Location latitude / longitude	18033'13.64" N 73046'03.41" E
5.	Address for Correspondence	Mr. Samadhan Raut S. No. 53/9, 53/10 (P), 53/11/1 (P) Baner, Pune Email: rautsamadhan@gmail.com
	a) Address of the Concerned Project Chief Engineer	
	b) Address of the Concerned Project Chief Engineer	
6.	Salient features of the Project	Total Plot Area: 14368 Sq. M. Total Built up Area: 73587.53 Sq. M Bldg. Structure: Architect Certificate is attached. Water Requirement: Construction Phase: Tanker water Operation Phase: Dry Season (CMD): - 197 Source: - PMC Solid Waste Management (Construction Phase) Dry Waste: - 03 Kg/day Wet Waste: - 02 Kg/day Dry waste will be handed over to SWaCH Pune

CCR for Construction Project by M/s. Regency Aawishkar Sarsan Developers LLP located at 53/1 (P), 53/2, 55/3 (P), 53/4, 53/8 S. No. 54/8 (P), 54/9, 54 (10), 54/11, Village - Baner, Tal. - Haveli, Dist. Pune (Maharashtra)

		<p>Seva Sahkari Sanstha Ltd. (Govt. Authorized E-waste & Dry Waste Recycler)</p> <p>Power Requirement:</p> <ul style="list-style-type: none"> • During Construction Phase (Demand Load): - 45 KW • During Operational Phase (Connected load): - 3206 KW • During Operational Phase (Demand load): - 1506 KW • DG Set 320 KVA X 1, 82.5 KVA X 1 (Source: - MSEDCL) <p>Energy Saving Measures:</p> <ul style="list-style-type: none"> • High energy efficient LED Lamps • Low Loss Transformers, Auto Timers • Solar PV, Hot water, Solar Street lights 												
7.	Breakup of the Project Area													
	a) Submergence area: forest & non forest	Not Applicable												
	b) Others	Not Applicable												
8.	Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans:	The project is proposed on own land thus there is no displacement of population is proposed.												
	a) SC, ST/Tribes													
	b) Others													
9 a)	Financial Details Project cost as originally planned and subsequent revised estimates and the year of price reference	Total Project Cost Projected- Rs. 1810011561/-												
b)	Allocation made for environmental management plans with item wise and year wise breakup	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Amount. in Rs. Lakhs)</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">During Construction Phase</td> </tr> <tr> <td>1.</td> <td>Air Environment, Water Environment, Land Environment, Top Soil Preservation, Socio-economic Environment, Safety Training etc.</td> <td>17</td> </tr> <tr> <td colspan="2">Total</td> <td>17</td> </tr> </tbody> </table>	Sr. No.	Particulars	Amount. in Rs. Lakhs)	During Construction Phase			1.	Air Environment, Water Environment, Land Environment, Top Soil Preservation, Socio-economic Environment, Safety Training etc.	17	Total		17
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During Construction Phase														
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Total		17												

c)	Benefit cost ratio/Internal rate of return and the year of assessment	Not applicable
d)	Whether (c) includes the cost of environmental management as shown in the above	Yes, included
e)	Actual expenditure incurred on the project so far	As per requirement
f)	Actual expenditure incurred on the environmental management plans so far	As per requirement
10	Forest Land Requirement	
a)	The status of approval for diversion of forest land for non-forestry use	Not applicable
b)	The status of clearing felling	Not applicable
c)	The status of compensatory afforestation, if any comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	Not applicable
11	The status of clear felling in non-forest areas (such as submergence area or reservoir, approach roads.), if any with quantitative information required.	Not applicable
12	Status of construction (Actual & /or planned)	Construction Status: - Construction is in progress. Architect Certificate is attached stating that construction done on site is in accordance with EC granted. No deviation in terms of BUA & Configuration
a)	Date of commencement (Actual & / or planned)	As per earlier EC
b)	Date of completion (Actual & /or planned)	Nil
13	Reasons for the delay if the project is yet to start	NA
14	Dates of Site Visits	NA
a)	The dates on which the project was monitored by the Regional Office on previous occasions, if any	Nil
b)	Date of site visits for this monitoring report	Air, Noise, Water & Soil sampling were done
15	Details of correspondence with project authorities for obtaining action plans / information on the status of compliance to safeguards other than the routine letters for logistic support for site visit.	Nil

A report on the status of compliance of conditions stipulated in the environmental clearance granted by SEIAA Maharashtra vide letter No. 'SIA/MH/MIS/258578/2022' dated 30/09/2022 (EC Identification No. EC22B038MH166876) for Construction Project by M/s Sarsan Aawishkar Properties located at S. No. 53/9, 53/10 (P), 53/11/1 (P) Baner, Pune (Maharashtra)

A monitoring report on the status of compliance of conditions stipulated in Environmental clearance is given as under:

The project is under construction phase. Hence, compliance status of construction phase conditions are only given below:

Sl. No.	Conditions as per EC dated 30.09.2022	Compliance as on 23.04.2023
	SPECIFIC CONDITIONS	
A.	SEAC Conditions:	
1.	PP to submit Certified Compliance report from Regional Office MoEFCC Nagpur	Complied. PP had obtained earlier CCR dated 01.07.2022
2.	PP to submit revised landscape plan along with details like species of plants, number & distance of the same	PP consented to condition.
3.	PP to abide the all the conditions mentioned in fire NOC	PP consented to condition.
4.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP consented to condition.
5.	PP to ensure that the water proposed to use for construction should not be drinking water	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.
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 and strength to increase the water	PP has consented to Condition. Project is in construction phase after completion of construction work, Project

CCR for Construction Project by M/s. Regency Aawishkar Sarsan Developers LLP located at 53/1 (P), 53/2, 55/3 (P), 53/4, 53/8 S. No. 54/8 (P), 54/9, 54 (10), 54/11, Village - Baner, Tal. - Haveli, Dist. Pune (Maharashtra)


	permeable area as well as to allow effective fire tender movement.	Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has consented to Condition. PP proposes total saving 10% & Solar Saving 12 %.
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 dated 04.01.2019	PP has consented to condition. The project proponent has taken various measures to comply with the Standard EC conditions relating to construction phase. PP has assured to comply with the conditions relating to the operation phase once the construction is completed. Detailed compliance status has not been prepared for operation phase conditions, Since the project is under construction phase only.
4.	SEIAA after deliberation decided to grant EC for – FSI-44984.23 m ² , Non-FSI- 28603.30 m ² , Total BUA-73587.53 m ² . (Plan approval No. CC/2756/21, Dated- 17.12.2021).	Noted.
	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.	Complied. During construction phase the generation of Dry Waste is 05 Kg/day & agreement with SWACH has been made for safe disposal of Solid Waste.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary	PP has consented to Condition. PP has been taking precautionary

	precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	measures.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the MPCB.	No Hazardous waste material is generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Complied. PP has made arrangement for drinking water facility and Sanitary facility to construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition. PP will made arrangement for the waste water and storm water do not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Complied. For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. No ground water extraction takes place.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not draw ground water.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	PP has consented to Condition. PP will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition. PP will strictly adhere the stipulated condition.

XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
XII.	Additional soil for 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.	PP has consented to Condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied. Soil report is attached.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Complied. Vehicles hired for bringing construction material to the site is regularly maintained.

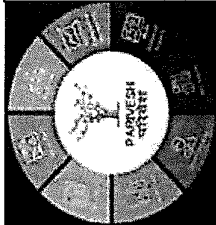
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied. Project proponent has made Separate Environment Cell for regular supervision

2. The PP has also informed that no court case in any court of law is pending against their project.


 (Dr. P.R. Sakhare)
 Scientist 'E'
 15/5/23

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)

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

To,

The PARTNER
SARSAN AAWISHKAR PROPERTIES
Office G1,473/21 B,Girnar co-op housing socitey Gultekadi -411037

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/258578/2022 dated 28-Feb-2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH166876
2. File No.	SIA/MH/MIS/258578/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Project at Baner, Pune by M/s Sarsan Aawishkar Properties
7. Name of Company/Organization	SARSAN AAWISHKAR PROPERTIES
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 30/09/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/258578/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Sarsan Aawishkar Properties,
S.No.53/9, 53/10 Part & 53/11/1 Part,
Village Baner Taluka Haveli District Pune

**Subject : Environmental Clearance for Proposed Project at S.No.53/9, 53/10 Part
& 53/11/1 Part Village Baner Taluka Haveli District Pune by M/s Sarsan
Aawishkar Properties**

Reference : Application no. SIA/MH/MIS/258578/2022

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

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

1.	Proposal Number	PARIVESHNO: SIA/MH/MIS/258578/2022	
2.	Name of Project	Proposed Project at Baner, Pune by M/s SarsanAawishkar Properties	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sanjay Balkrishna Boob, M/s SarsanAawishkar Properties
		Regd. Office address	G1 Ground Girnar Co Op Hsg Soc, Gultekdi, Pune
		Contact number	9822058202
		e-mail	boobsanjay@gmail.com
6.	Applied for	Expansion in Existing EC	
7.	Details of previous EC	Previously Obtained EC vide number SIA/MH/MIS/117237/2019 Dated 31/03/2020	
8.	Location of the project	S.No.53/9, 53/10 Part & 53/11/1 Part Village Baner Taluka Haveli District Pune State Maharashtra 411045	
9.	Latitude and Longitude	18°33'6.67"N, 73°46'1.87"E	
10.	Total Plot Area (m2)	14368	

11.	Deductions (m2)	285.26			
12.	Net Plot area (m2)	14082.74			
13.	Proposed FSI area (m2)	44984.23			
14.	Proposed Non-FSI area (m2)	30934.14			
15.	Proposed TBUA (m2)	75918.37			
16.	TBUA (m2) approved by Planning Authority till date	As per IOD			
17.	Total Project Cost (Rs.)	1810011561			
18.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
		Details in CER activities annexure			
19.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change
	Previous EC / Existing Building	Proposed Configuration			
	Building Name	Configuration	Height (m)		
		Wing A1	2B + Gr + Mezz + Po + 21 Floors	74.85	
		Wing A2	2B + Gr + Mezz + Po + 21 Floors	74.85	
		Wing A3	2B + Gr + Mezz + Po + 21 Floors	74.85	
		Wing B1	2B + Gr + 22 Floors	73.10	
		Wing B2	2B + Gr + 20 Floors	67.00	
		Club House	Gr + 1 Floor	7.20	
20.	Total number of tenements	424			
	Commercial Area	992.31 sqm			
21.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	197	Fresh Water	197
		Recycled	111	Recycled	102
		Swimming Pool	0	Swimming Pool	0
		Flushing	102	Flushing	102
		Total	308	Total	299
		Waste water generation	271	Waste water generation	271

22.	Water Storage Capacity for Firefighting / UGT	As per NOC			
23.	Source of water	PMC			
24.	Rainwater Harvesting (RWH)	Level of the Ground water table	15-20m		
		Size and no of RWH tank(s) and Quantity	N.A.		
		Quantity and size of recharge pits	Quantity: 7 Nos & Size: 2mX2mX2m		
		Details of UGT tanks if any	Domestic	290	
			Flushing	106	
Fire	As per NOC				
25.	Sewage and Wastewater	Sewage generation in CMD	271		
		STP technology	MBBR		
		Capacity of STP (CMD)	275		
26.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	3	Through authorized agency	
		Wet waste	2	Through authorized agency	
		Construction waste	5	Through authorized agency	
27.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	457.1	Handed over to Authorized Agency	
		Wet waste	652.55	In-situ Composting	
		Hazardous waste	Negligible	Negligible	
		Biomedical waste	N.A.	N.A.	
		E-Waste	3.81	Handed over to Authorized Dismantler/Recycler	
		STP Sludge (dry)	21.15	In-situ Composting	
28.	Green Belt Development	Total RG area (m ²)	1408.27		
		Number of trees required by rule	176		
29.	Power requirement	Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	45 kW		
		During Operation phase (Connected load)	3206 kW		
		During Operation phase (Demand load)	1560 kW		
		Transformer	630 kVA X 1 Nos		
		DG set	320 kVA X 1 Nos, 82.5 kVA X 1 Nos		
		Fuel used	Diesel		
30.	Details of Energy saving	Measures to reduce energy consumption: Ø Generally we have proposed high efficiency transformer, motors etc. to reduce losses. Ø Electronic Ballasts and Energy efficient lamp source either triposphere or LED			

		are proposed for common area & general lighting with automatic time-based control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures.			
31.	Environmental Management plan budget during Construction phase	No.	Details	Cost	
		1	Water for Construction, Labour & Dust Suppression	Rs. 4 Lacs	
		2	Site Sanitation & Health & Safety PPE Kits	Rs. 3 Lacs	
		3	Environmental Monitoring	Rs. 4 Lacs	
		4	Disinfection & Health & Safety	Rs. 3 Lacs	
		5	Health Check up	Rs. 3 Lacs	
32.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. In Lacs)	O&M (Rs. In Lacs/Yr)
		Sewage treatment	Waste Water Management	18.05	12.3
		RWH	RWH Pits	5.25	1.05
		Solid Waste	Organic Waste Composting	20.00	2.00
		Green belt development	Tree Plantation	62.86	6.29
		Energy saving	Energy Conservation	40.00	4.00
		Environmental Monitoring	Pollution Control	0	6
		Disaster Management	Fire & LA	180.92	9.05
		PPE Kits Health & Safety	Biomedical Waste Management	0	1
33.	Traffic Management	Type	Required as per DCR	Actual Provided	Parking Area (m2)
		4-Wheeler	456	456	23380.20
		2-Wheeler	1151	1151	
		Bicycles	0	0	
34.	Details of Court cases / litigation w.r.t. the project and project location, if any	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SIA/MH/MIS/117237/2019 Dated 31/03/2020 for total BUA of 56717.22 m2. Proposal has been considered by SEIAA in its 251st (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Certified compliance report from Regional office MoEFCC Nagpur.
2. PP to submit the revised landscape plan along with all details like species of the plants, number & distance of the same.

2. PP to abide the all the conditions mentioned in the fire NoC.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP 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 –44984.23 m², Non FSI- 28603.30 m², Total BUA- 73587.53 m². (Plan approval No.CC/2756/21, dated- 17.12.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and

Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

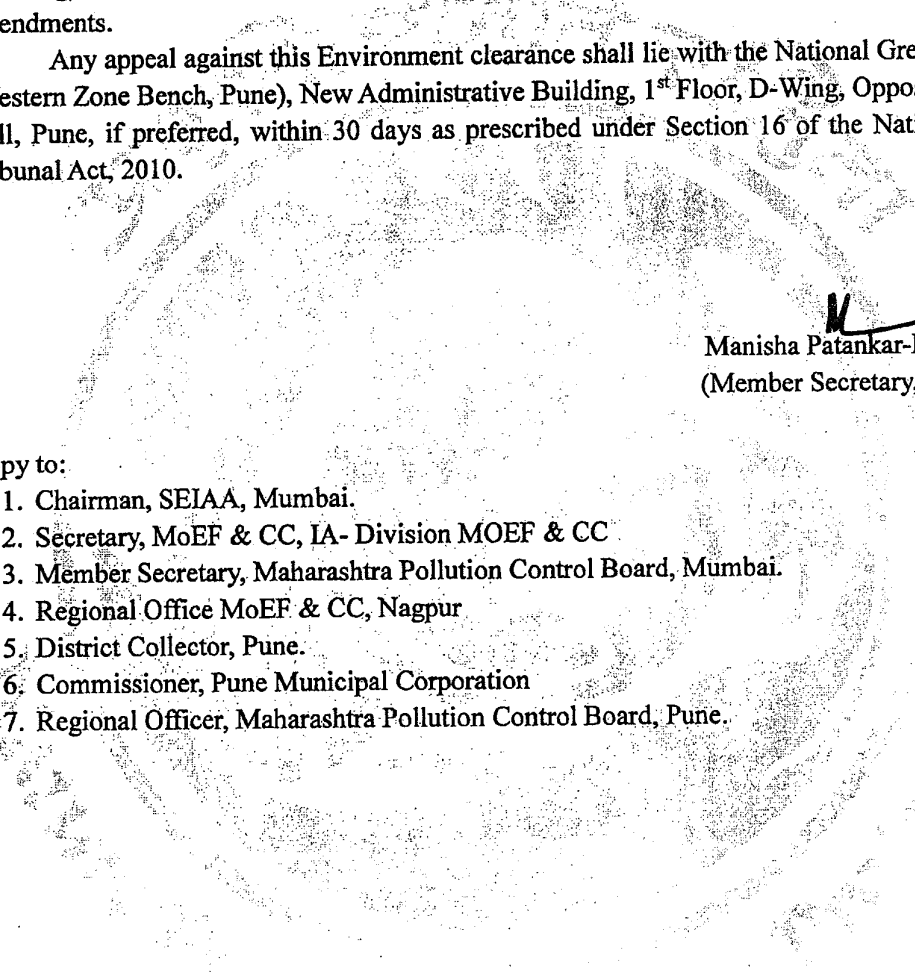
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work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

Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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


M. Ray
Manisha Patankar-Mhaikar
(Member Secretary, SEIAA) 27/9/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 9/30/2022 11:54:16 AM



Maharashtra Pollution Control Board
5eb2b05599513b24b0cae602

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
 /24037124/24035273
 Fax : 24044532/24024068
 /24023516
 Email : jdwater@mpcb.gov.in
 Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
 Sion- Matunga Scheme Road No. 8,
 Opp. Cine Planet Cinema, Near Sion Circle,
 Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-082687/CE/CC- 2005000191 Date 6/5/2020

To,
 M/s. Sarsan Aawishkar Properties,
 S. No. 53/9, 53/10(P), 53/11/1(P), Baner,
 Tal: Haveli Dist: Pune.

Sub: Consent to Establish for Construction of Residential Projects granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000082687 Dated: 12/11/2019.

For: Consent to Establish for Construction of Residential project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs.13.72 Cr.
(As per undertaking submitted by project proponent)

Consent to Establish is valid for construction of Residential Project named as M/s. Sarsan Aawishkar Properties, S. No. 53/9, 53/10(P), 53/11/1(P), Baner, Tal: Haveli Dist: Pune, for total plot area of 14,368.00 Sqm and Proposed total construction built up area 56,717.77 Sqm including utilities and services and as per Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	253.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	280 KVA	1	As Per Schedule -II

(Signature)

M/s. Sarsan Aawishkar Properties

UAN 082687

Page 3 of 6

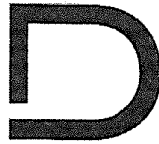


General Conditions:

Schedule-IV

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2018.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) 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
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



DASNURKAR
ASSOCIATES

ARCHITECTS | DESIGNERS

TO WHOM SO EVER IT MAY CONCERN

I am appointed as an Architect for the Project by Sarsan Aawishkar Properties at S.No 53/9, 53/10 Part & 53/11/1 Part, Village- Baner, Tal- Haveli, Dist- Pune.

We have obtained EC for the above project are vide no. EC22B038MH166876, dated 30/09/2022 for BUA as under

FSI - 44984.23 Sqm
Non- FSI - 30934.14 Sqm
Total BUA - 75918.37 Sqm

The construction at the above-mentioned site is already initiated and is continued as per previous EC. There is no deviation in the construction completed at site and the EC obtained. The difference is in the FSI and Non FSI values in the obtained EC & constructed construction is due to UDCPR where the FSI is calculated by P- line . The figures for completed BUA as on date 20/04/2023 of this certificate are as under,

FSI - 11269.87 Sqm
Non- FSI - 13911.45 Sqm
Total BUA - 25181.32 Sqm

The Completed construction details are as follows:

Sr. No.	Building Name	Configuration	Sanctioned FSI	Sanctioned Non FSI	TBUA
1	A1	2B+Gr+Mezz.+Po+20 Floors	9835.07	6679.94	16515.01sq.mt.
2	A2	2B+Gr+Mezz.+Po+2 Floors	1301.00	4941.75	6242.75 sq.mt
3	A3	2B(40%)+Gr.(part 40%)	133.80	2289.76	2423.56 Sq.mt
	Total		11269.87	13911.45	25181.32 sq.mt

DASNURKAR ASSOCIATES

www.dasnurkar.in

+9120-24530461/62/63

35, Laxmi Park, Navi Peth, Pune 30

shirishdasnurkar@gmail.com

We are proposing the total BUA as under –

FSI - 49111.85 Sqm
Non- FSI - 29550.84 Sqm
Total BUA - 78662.69 Sqm

The Proposed Building configuration is as follows:

Sr. No.	Building Name	Configuration	Height (M)	Tenements (Nos)
1	Wing A1	2B+Gr+Mezz.+Po+21 Floors	74.85	84
2	Wing A2	2B+Gr+Mezz.+Po+21 Floors	74.85	84
3	Wing A3	2B+Gr+Mezz.+Po+21 Floors	74.85	84
4	Wing B1	2B+Gr+22 Floors	73.10	88
5	Wing B2	2B+Gr+20 Floors	67.00	40
6	Amenity building	B+Gr.+5 floors	20.05	--
Total				380

This confirmation is given this 20 April day of 2023

Regards,



Shirish Dasnurkar
(Architect)
CA/86/10074

SHIRISH DASNURKAR & ASSOCIATES
35, LAXMI PARK COLONY, NAVI PETH,
ABOVE HOTEL SARGAM, PUNE-411030
PHONE-24530461/4530462/4530463
E-MAIL:shirishdasnurkar@gmail.com/
sdasse@benl.in
Reg. No.:CA/10074



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 Lab.: 1 & 4, Shreeji terrace apt. Plot No. 53, Purna Nagar, Chikhli, Pune: 411 019.
 Ph.: 020-27423939 • Fax: 020-27421127 • Customer Care No. +91 9225247365
 Web: www.shreejiagua.com • Email: info@shreejiagua.com

Laboratory Recognized by Ministry of Environment, Forest & Climate Change, Govt. of

AMBIENT AIR MONITORING REPORT

F/SL/RR-16.6/03/25

Client Name : M/s. Sarsan Aawishkar Properties Site Address: S. No. 53/9, 53/10 (P), 53/11/1 (P) Baner, Pune	Report No. : SL/21-22/03/MAA/73F
	Inward Date : 23/03/2022
	Analysis Date : 23/03/2022
	Report Date : 28/03/2022

AMBIENT MONITORING DETAILS

Date of Sampling : 22-23/03/2022	Time : 10:00 am	Location : Near Main Gate
Monitoring Representative : Mr. Ajay		Collected By : SATPL Team

METROLOGICAL DATA

Wind Velocity (km/hrs) : 3	Ambient Temperature °C : 28
Wind Direction : East to west	Humidity % 58
Dry Bulb Temperature °C : 28	Wet Bulb Temperature °C : 28

RESULTS

Sr. No.	Parameters	Unit	Reference Method	Results	NAAQS Limits (2009)
1	Sulphur Dioxide (SO ₂)	µg/m ³	IS 5182 (Part 2):2001	29.40	≤ 80
2	Nitrogen Dioxide (NO ₂)	µg/m ³	IS 5182 (Part 6):2006	39.32	≤ 80
3	Particulate Matter PM ₁₀	µg/m ³	IS 5182 (Part 23):2006	55.30	≤ 100
4	Particulate Matter PM _{2.5}	µg/m ³	CPCB Guidelines Vol.-1 2013	53.23	≤ 60
5	Carbon Monoxide (CO)	mg/m ³	IS 5182 (Part 10):2003	0.2	≤ 04(1hr)
6	Lead as (Pb)	µg/m ³	IS 5182 (Part 22):2004	BDL	≤ 1.0
7	Ozone (O ₃)	µg/m ³	IS 5182 (Part 9):1974	5.55	≤ 180(1hr)
8	Ammonia (NH ₃)	µg/m ³	APHA-401-1988	39.07	≤ 400
9	Benzene (C ₆ H ₆)	µg/m ³	IS 5182 (Part 11):2006	BDL	≤ 05
10	Benzo(a)Pyrene (BaP)	ng/m ³	IS 5182 (Part 12):2004	BDL	≤ 01
11	Arsenic (As)	ng/m ³	APHA-3 rd Edition-302	BDL	≤ 06
12	Nickel (Ni)	ng/m ³	APHA-3 rd Edition 16	BDL	≤ 20

Note: NAAQS = National Ambient Air Quality Standards, BDL= Below Detectable Limit.

DETAILS OF INSTRUMENT USED

Instrument Used :	Respirable Dust Sampler (RDS)
Date of calibration :	11/03/2022
Validity	12/03/2023

REMARK: As above mentioned monitoring report all the parameters are within the limits.

-----End of Test Report-----



Authorized Signatory

Archana Waykole
 Dr. Archana Waykole
 (Government Analyst)
 Page 1 of 1



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Lab.: 1 & 4, Shreeji terrace apt. Plot No. 53, Purna Nagar, Chikhli, Pune: 411 019.
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Web: www.shreejiagua.com • Email: info@shreejiagua.com

Laboratory Recognized by Ministry of Environment, Forest & Climate Change, Govt. of
AMBIENT NOISE MONITORING REPORT

F/SL/RR-65.9/03/36

Client Name : M/s. Sarsan Aawishkar Properties Site Address: S. No. 53/9, 53/10 (P), 53/11/1 (P) Baner, Pune	Report No. : SL/21-22/03/MNM/62G
	Inward Date : 23/03/2022
	Analysis Date : 23/03/2022
	Report Date : 28/03/2022

NOISE MONITORING

Sr. No.	LOCATIONS	NOISE LEVEL READING IN dB (A)		NOISE STANDARD in dB (A) FOR DAY TIME
		Day time	Night time	
1	Near Main Gate	59.80	49.7	Day Time -65.0 Night Time-55.0

REMARK: As per above mentioned report, near Main Gate meets with the limit of noise standards.

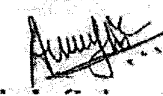
DETAILS OF INSTRUMENT USED

Instrument Used	Sound Level Meter
Date of Calibration	16/03/2022
Validity	15/03/2023

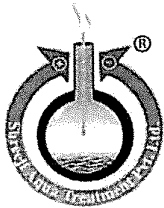
----- END OF THE REPORT -----



Authorized Signatory


Dr. Archana Waykole
(Government Analyst)

Page 1 of 1




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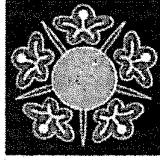
Pune: 21 A, Shreeji Complex, Nehru Nagar, Pimpri, Pune: 411 018.
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TEST REPORT					28/03/2022
Sample / Report No.	SL/21-22/03/MFW/128H				
Name of Customer	M/s. Sarsan Aawishkar Properties				
Address of Customer	S. No. 53/9, 53/10 (P), 53/11/1 (P) Baner, Pune				
Order / Reference	As per TRF dated 23/03/2022				
Sample declaration as provided by customer :					
Nature of Sample	Drinking Water for Site Workers				
Batch No.	NA				
Sample Drawn by	Client on 23/03/2022	Sample Received On	23/03/2022		
Start of Analysis	23/03/2022	End of Analysis	26/03/2022		
Sample Container	Plastic Can	Sample Quantity	02 lit.		
Sampling Procedure	IS 3025 (Part 1) & IS 1622				
Limits	As per IS10500:2012 standards				
Parameters	Results	Limits	Unit	Method	
Chemical Testing					
pH	7.53	6.5 - 8.5	----	IS 3025 (Part 11):2002	
Total Dissolved Solids (TDS)	106.0	500.0 Max	mg/lit	IS 3025 (Part 16):2006	
Chlorides as Cl ⁻	19.0	250.0 Max	mg/lit	IS 3025 (Part 32):2007	
Sulphate as SO ₄	BDL	200.0Max	mg/lit	IS 3025 (Part 24):2009	
Calcium	23.0	75.0 Max	mg/lit	IS 3025 (Part 40):2003	
Magnesium	11.0	30.0 Max	mg/lit	IS 3025 (Part 46):2003	
Total Hardness	84.0	200.0 Max	mg/lit	IS 3025 (Part 21):2009	
Iron	0.01	1.0 Max	mg/lit	IS 3025 (Part 2):2004	
Turbidity	BDL	1.0 Max	NTU	IS 3025 (Part 10):2002	
Nitrate	BDL	45.0 Max	mg/lit	IS 3025 (Part 34):2009	
Odour	Agreeable	Agreeable	----	IS 3025 (Part 5):2006	
Taste	Agreeable	Agreeable	----	IS 3025 (Part 8):2006	
Colour	<0.1	5.0 Max	Hazen	IS 3025 (Part 4):2006	
Total Alkalinity	92.0	200.0 Max	mg/lit	IS 3025 (Part 23):2003	
Residual Free Chlorine	<0.22	0.2 Min	mg/lit	APHA 23 rd Edition:4500 Cl-B	
Biological Testing					
Total coliform	Absent	Absent	Per 100ml	IS 1622:1981	
E.coli	Absent	Absent	Per 100ml	IS 1622:1981	
Note: NA-Not Applicable, NTU- Nephelometric Turbidity Unit, BDL- Below Detectable Limit.					
Remark: - The Sample analyzed for above parameters is within the prescribed limits of IS 10500:2012.					
-----End of Test Report-----					
				Authorized Signatory	
					
				Dr. Archana Waykole (Government Analyst)	

This report cannot be reproduced in parts. The results relate to sample tested.

Page 1 of 1



Sarsan Aawishkar Properties

Office : G-1, 473/21 B, Girnar Co. op. Housing Society,
Gultekadi, Pune 411 037. Tel.: +91 20 2426 7175
E-mail : boob.sanjay@gmail.com

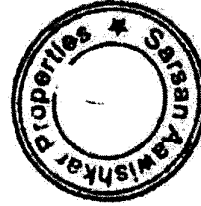
UNDERTAKING

This is to inform you that, there is no Court Case filed or pending against our firm "M/s. Sarsan Aawishkar Properties" having residential & commercial project at Survey No. 53/9, 53/10(P) & 53/11/1(P) Village Baner, Pune-411045 with Reference to the environmental Clearance granted vide Letter No. EC22B038MH166876 dated 30/09/2022. We also confirm that the construction is in progress as per the granted EC and Architect Certificate is incorporated accordingly. We also confirm that no stop work has been issued by MPCB/ CPCB to our said project.

Hence this Undertaking.

Date: 18/04/2023

Place: Pune



For M/s. Sarsan Aawishkar Properties


Partner

Environment Management Plan

INTRODUCTION

The Environmental Management Plan is a site-specific plan developed in order to ensure that the project is implemented in an environmentally sustainable manner, where all the contractors & sub-contractors (including consultants) understand the potential environmental risks arising from the proposed expansion project & take appropriate actions.

EMP also ensures that the project implementation is carried out in accordance with the design & by taking appropriate mitigation actions to reduce adverse environmental impact during its life cycle.

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

Environment Management Plan

During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

Land Environment

During Construction Phase

Waste generated from construction activity includes construction debris, The following section discusses management for each type of waste.

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

Air Environment

During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

Environment Management Plan

- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

Operation Phase

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

Vehicle Emission Controls

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

Landscape Development

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

Noise Environment

Construction Phase

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

Environment Management Plan

Operation Phase

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

Minimizing water consumption

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

Usage:

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
 - Wastewater Treatment Scheme
 - Storm Water Management scheme have been suggested.

BIOLOGICAL ENVIRONMENT

Construction Phase

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

Operation Phase

The project is commercial in nature & will have minimal emissions, for which efforts will be taken to minimize the impact. Extensive plantation & landscaping is done to mitigate any impact during this phase.

Plantation & Landscaping

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc. Total 198 trees will be planted at site.

Environment Monitoring Cell

Environment Management Plan

We will form the environmental management cell which will be headed by an Environment Manager. He will be supported by adequate number of personnel having sufficient educational and professional qualification and experience to discharge responsibilities related to environmental management including; statutory compliance, pollution prevention, environmental monitoring, preventive maintenance of pollution control equipment and green belt development. The head of the cell will directly report to the top management. This cell will be a nodal agency to coordinate and provide necessary services on environmental issues during construction and operation of the project. This department will interact with MPCB, MoEF, CPCB and Other environment regulatory agencies. The cell will be effective until handing over of the project to the Environmental Management Committee.

Environmental Management Audits

The management audits are to be determining whether the activities are conforming to the environmental management systems & effective in implanting the environmental policy. They may be internal or external, but carried out impartially & effectively by a person properly trained for it. Abroad knowledge of the environmental process & expertise in relevant disciplines is also required. An appropriate audit programs & protocols will be established.

Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

Responsibilities of Environment monitoring cell

Environment Management Plan

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

Environment Management Plan

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