

SIX MONTHLY POST EC COMPLIANCE
(June 2025)

“RESIDENTIAL AND COMMERCIAL
“RESIDNETIAL AND COMMERCIAL PROJECT
“ELENOR”

AT
S. NO. S. No. 595/2, C.T.S. 3293 Munjeri,
Pune, State- Maharashtra.

BY
M/s. Giriraj Associates through M/s. Nyati Builders
Pvt. Ltd.

PART A
CONSTRUCTION STATUS

Wing A and B- Excavation completed.

PART B

POINTWISE COMPLIANCE

Specific Conditions

1.1	The project proponent shall obtain the Fire Safety certification from Fire Department and height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.	Complied
1.2	Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 154KLD during operational phase.	Complied
1.3	As proposed, wastewater shall be treated onsite in STP of 215KLD capacity.	Will be complied.
1.4	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats	Will be complied.
1.5	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 1220.96 sq. m out of total net plot area of 11,453.28 sq. m, i.e. equivalent to 10.66% of total net plot area. The landscape planning should include plantation of 158 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping	Will be complied.
1.6	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs	Will be complied.

	(erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 3 numbers of rainwater harvesting pits shall be provided by PP for rainwater harvesting after filtration.	
1.7	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	Total waste generated:0.891TPD Non- biodegradable:0.369TPD Biodegradable:0.522TPD Biodegradable waste will be sent to composting within premises and same will be used as manure within project site. Non- biodegradable waste will send to MPCB authorized agency.
1.8	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	Will be complied. Biodegradable:0.522TPD Biodegradable waste will be sent to composting within premises and same will be used as manure within project site
1.9	The recyclable waste shall be sold to authorized vendors/recyclers.	Non- biodegradable:0.369 TPD Non- biodegradable waste will send to MPCB authorized agency
1.10	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.	Noted and will be complied.
1.11	As committed, parking for 552 nos. of 4-wheelers and 311 nos. 2-wheelers will be provided. In addition, proponent is required to provide electronic vehicle charging points equivalent to 20% of total parking capacity.	Noted and will be complied.
1.12	Proponent shall ensure the installation of 450 kw solar systems and LEDs to meet 10% of the total of power requirement.	Noted and will be complied.
1.13	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project	Noted and will be complied
1.14	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt	Noted and will be complied

	development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the bona fide Residential Welfare Association and when required.	
1.15	Project proponent shall essentially comply with all parking norms and standards as applicable	Noted and will be complied
1.16	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.	Noted and will be complied
1.17	The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard	Noted and will be complied
B	Standard EC Conditions for (Building / Construction)	
	Statutory Compliance	
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Noted and will be complied
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Noted and will be complied
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose	Not applicable

	involved in the project.	
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not applicable
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	We have Obtained Consent for Establishment vide Infrastructure/RED/L.S.I No: - Format1.0/CC/UAN No.0000216140/CE/2412001527 dated 19/12/2024. Copy of the same is attached as Annexure-1
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Not applicable
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Noted and will be complied
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities	Not applicable
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	Noted and will be complied.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted and will be complied.
2. Air Quality Monitoring and Preservation		
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Not applicable, prosed site open land, hence no demolition is involved.

2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted and will be complied.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Noted. Ambient air and noise Monitoring report as Annexure-2 .
2.4	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board	No diesel generator sets will be used during the construction phase. Electricity required will be procured from the local electricity supply department
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Noted and will be complied.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately to prevent dust pollution.	Noted and will be complied.
2.7	Wet jet shall be provided for grinding and stone cutting	Not applicable
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust	Noted and will be complied.

2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Noted and will be complied.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Noted and will be complied.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Noted and will be complied.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted and will be complied.

3. Water Quality Monitoring and Preservation

3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Noted and will be complied.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted and will be complied.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details	Noted and will be complied.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water	Noted and will be complied.

	balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Noted and will be complied.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	WE have provided 10% open as per Local body norms.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking, and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done	Noted and will be complied.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan	Noted and will be complied.
3.9	Separation of grey and black water should be done using dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Noted and will be complied. We shall provide separate grey and black water dual plumbing system
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Noted and will be complied.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting	Noted and will be complied.

	recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms	
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority	Noted and will be complied. We shall provide 5 nos. of Rain water harvesting pits,
3.13	All recharge should be limited to shallow aquifer.	Noted and will be complied.
3.14	No ground water shall be used during construction phase of the project.	Noted and will be complied.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering	Not applicable
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	We shall provide 1 no. of STP having capacity 215 KLD for the treatment of sewage, the treated water will be used for flushing and gardening within project site.
3.17	No sewage or untreated effluent water would be discharged through storm water drains.	Noted and will be complied. The excess treated sewage will send to existing PMC sewer line.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per	Noted and will be complied.

	statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted and will be complied.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted and will be complied.
4. Noise Monitoring and Prevention		
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted and will be complied.
5.2	Outdoor and common area lighting shall be LED.	Noted and will be complied.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Noted and will be complied.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Noted and will be complied.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Noted and will be complied.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid.	Noted and will be complied.

	Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	
6. Waste Management		
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted and will be complied.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted and will be complied.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted and will be complied.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	We shall provide composting at site for the treatment of organic waste within premises.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted and will be complied.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Noted and will be complied.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include	Noted and will be complied.

	Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Noted and will be complied.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Noted and will be complied.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Noted and will be complied.
7. Green Cover		
7.1	No tree can be felled/transplant unless exigencies demand. Where necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted and will be complied.
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Noted and will be complied.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be	Noted and will be complied.

	provided as per the details provided in the project document.	
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Noted and will be complied.
8. Transport		
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.	Noted and will be complied.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours	Noted and will be complied.
9.0		
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and	Noted and will be complied.

	shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	
10. Human Health Issues		
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Noted and will be complied.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted and will be complied.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted and will be complied.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Noted and will be complied.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.	Noted and will be complied.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.	Noted and will be complied.
11. Miscellaneous		
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	complied. Copy of the same is attached as Annexure--
11.2	environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the	Noted and will be complied.

	same for 30 days from the date of receipt	
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted and complied.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted and complied
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Noted and will be complied
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Noted and will be complied
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional	Noted and complied

	Office along with the Six Monthly Compliance Report	
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Noted and complied
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Not applicable
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government	Noted and will be complied
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Noted.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Noted.
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the	Noted.

	Regional Office by furnishing the requisite data / information/monitoring reports.	
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.
Additional EC Conditions		
1	This environmental clearance is subject to outcome of the ongoing court cases, i.e., Civil Appeal Diary No. 19266/2024 filed by the CREDAI-MHCI and Special Leave Petition (C) Diary No. 11843 of 2023 filed by Shri Sagar Devre & Anr., before the Hon'ble Supreme Court.	Noted.

PART - C

DATA SHEET

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

Western Region, Regional Office, Nagpur

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction project- Residential and commercial project.
2.	Name of the project	:	“Residential and Commercial project” by Giriraj Associates through Nyati Builders Pvt. Ltd.(EC Transfer)
3.	Clearance letter (s) / OM No. and Date	:	Environmental clearance obtained vide letter No. EC Identification No. EC24C3801MH5361523N dated 27-06-2024
4.	Location	:	S. No. 595/2, C T S 3293 Munjeri
	a. District (S)	:	Pune
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 18°29'16.04"N Longitude: 73°53'17.03"E
5.	Address for correspondence		
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Mr. Piyush Nyati Director Nyati Builders Pvt. Ltd “Nyati Unitree” Nagar Road, Yerawada Pune- 411006
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Ms. Bharati Chavan Nyati Builders Pvt. Ltd“ Nyati Unitree” Nagar Road, Yerawada Pune- 411006 Tel No. 020- 66863333
6.	Salient features		
	a. of the project	:	This is commercial project. The design of this project and utilities is thoroughly planned with the objectives of providing facilities to the people and keeping the mind on sustainable development.
	b. of the environmental management plans	:	Sewage treatment Plant (STP): 1 STP having capacity: 215 KLD, will be installed for the treatment of sewage. Rain water harvesting: We have proposed 03 rain water harvesting pits of Size- 2.0m X 2.0 m X 2.0 m

			Solid Waste Management Collection of the segregated Solid waste shall be done. Final screening shall be done with dedicated efforts, inside a shade on raised platform. The non-bio-degradable wastes shall be disposed through the authorized contractor. The bio-degradable waste will be subjected to treatment in Organic Waste Convector.
7.	Breakup of the project area		:
	a.	submergence area forest & non-forest	: Non forest
	b.	Others	: Total Plot Area (sq. m.): 14,695.66 Net Plot area (sq. m.): 11,453.28 FSI area (sq. m.): 60,277.99 Non FSI area (sq. m.):18,760.35 Proposed construction Area (FSI &Non-FSI) (Sq.m):79,038.34
8.	Breakup of the project affected Population with enumeration of those losing houses / dwelling units, agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		: Not Applicable.
	a.	SC, ST/Adivasis	: Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	: Not Applicable
9.	Financial details		:
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:	
	1.	Total Cost of the Project	: Rs.283.0/- Crores Only.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: EMP budgetary allocation for following environmental protection measures During Construction phase: Construction phase:
	c.	Benefit cost ratio / Internal rate of Return and the year of	: Capital phase:52.72 Lacs

		assessment		Operation phase: Capital phase:149.05 Lacs O & M cost: 21.83Lacs
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	
	e.	Actual expenditure incurred on the project so far	:	--
	f.	Actual expenditure incurred on the environmental management plans so far	:	--
10.		Forest land requirement	:	Not Applicable
	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, it any	:	Not Applicable
	d.	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 of reservoir, approach roads), it any with quantitative information	:	Not Applicable
12.		Status of construction	:	Not yet Started
	a.	Date of commencement (Actual and/or planned)	:	--
	b.	Date of completion (Actual and/or planned)	:	--
13.		Reasons for the delay if the Project is yet to start	:	Not Applicable
14		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet

	b.	Date of site visit for this monitoring report	:	27-04-2025
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards (Other than the routine letters for Logistic support for site visits)	:	Mr. Piyush Nyati Director Nyati Builders Pvt Ltd “Nyati Unitree”, Nagar Road, Yerawada Pune- 411006 Email- sanctioning@nyatigroup.com Tel- 020-66863333
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	

LIST OF ANNEXURES

1	Consent to Establish
2	Monitoring Reports
3	Environment Clearance letter
4	Newspaper add

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000215716/CE/2412001525

Date: 19/12/2024

To,
NYATI ELENOR BY NYATI BUILDERS PVT
LTD, at S No 595 2 CTS No 3293 Munjeri,
at Munjeri near Lullanagar Junction Pune,
Haveli, Pune



Sub: Consent to Establish for Building Construction Project under Red Category

- Ref:
1. Application submitted to SRO-Pune I vide No. MPCB-CONSENT-0000215716 dated 15/07/2024
 2. Minutes of the 10th Consent Committee Meeting dated 24/10/2024.

Your application NO. MPCB-CONSENT-0000215716

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

1. **for period up to commissioning of the project or 5 Yrs whichever is earlier.**
2. **The capital investment of the project is Rs.555.25 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed Residential & Commercial Building named as M/s. Nyati Builder PVT.LTD. named, at S No 595 2 CTS No 3293 Munjeri, at Munjeri near Lullanagar Junction Pune, Haveli, Pune on Total Plot Area of 14695.66 Sq Mtrs for construction BUA of 79038.34 Sq Mtrs out of Total Construction BUA of Sq.Mtrs as per EC granted dated including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dated 26/04/2024	14695.66	79038.34

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	202	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
s1	DG Set - 400 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	522 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	DRy Waste	369 Kg/Day	Segregation and Storage in covered shed	Handed over to MPCB Authorized Vendor

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
NA					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No. EC24C3801MH5361523N dtd 27/06/2024 for construction project having total plot area of 11,453.28 Sqm and total construction BUA of 79,038.34 Sqm as per specific condition of EC.

16. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
18. This consent is issued as per the Minutes of the 10th Consent Committee Meeting dated 24/10/2024.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-12-19 11:15:54 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1110500.00	TXN2407004530	24/07/2024	Online Payment

-

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the bank guarantee of Rs. 10 lakhs from the PP as per Schedule III.
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 **215 CMD for treatment of domestic effluent of 202 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	154.00
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.	Grandening/Other consumption	NA

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set - 400 KVA	Acoustic Enclosure	4.00	High Sulphur Diesel 87 Ltr/Hr	1	SO ₂	64 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs. 10 Lakhs	Within 15 Days	Towards compliance of EC conditions	Upto Commissioning of the Project	Upto Commissioning of the Project

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



TEST REPORT

ISSUED TO: M/s. M/S. GIRIRAJ ASSOCIATE

ULR NO. : ULR-TC14909 25 000003807F
REPORT NO. : UT/ELS/REPORT/ 05580 /05 -2025
ISSUE DATE : 06/05/2025
YOUR REF. : SANC /65/25
REF. DATE : 29/04/2025

For Project: Elenor Residential and Commerical Building
 Sr. No. 595/2, CTS 3293, Munjeri , Pune

SAMPLE PARTICULARS
Sampling Plan Ref. No.: : UG 25-04/2025
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 27/04/2025 09:00 Hrs. to 27/04/2025 17:00 Hrs.
Sample Registration Date : 29/04/2025
Analysis Starting Date : 29/04/2025
Analysis Completion Date : 02/04/2025
Ambient Air Temperature : 28.4 °C to 36.1 °C
Relative Humidity : 49.3 % to 52.3 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING
Location Code : 1
Sample Location : SOUTH SIDE OF PROJECT
GPS Co-ordinates : N 18°29'12.17", E 73°53'19.82"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/1102/04-2025

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. [^] or 1 Hr. [^]
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	10	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	21	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	76	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	25	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.0	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/112	Polltech	PEM-ADS 2.5/10µ	18713	14/03/2026
	Respirable Dust Sampler	UT/LAB/270	Universal	AQS 136 DxNL	215-DTI-2023	17/12/2025

- Note:**
- This test report refers only to the sample tested and observed values are relevant to sample collected only.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was Sunny
 - [^]Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 76 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/']


Authorized By:

 Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

ISSUED TO: M/s. GIRIRAJ ASSOCIATE

ULR NO. : ULR-TC14909 25 000003808F

REPORT NO. : UT/ELS/REPORT/ 05581 /05 -2025

ISSUE DATE : 06/05/2025

YOUR REF. : SANC /65/25

REF. DATE : 29/04/2025

For Project: Elenor Residential and Commerical Building
 Sr. No. 595/2, CTS 3293, Munjeri, Pune

SAMPLE PARTICULARS

Sampling Plan Ref. No.: : UG 25-04/2025
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 27/04/2025 17:30 Hrs. to 28/04/2025 01:30 Hrs.
Sample Registration Date : 29/04/2025
Analysis Starting Date : 29/04/2025
Analysis Completion Date : 02/05/2025
Ambient Air Temperature : 28.6 °C to 35.1 °C
Relative Humidity : 49.3 % to 53.6 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code : 2
Sample Location : NORTH EAST SIDE OF PROJECT
GPS Co-ordinates : N 18°29'14.52", E 73°53'20.13"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/1103/04-2025

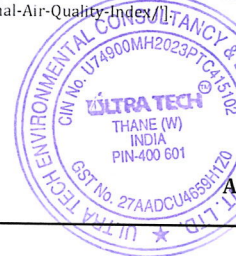
Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. [^] or 1 Hr. [^]
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	12	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	24	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	71	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	33	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.1	mg/m ³	4

[†]: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/112	Polltech	PEM-ADS 2.5/10µ	18713	14/03/2026
	Respirable Dust Sampler	UT/LAB/270	Universal	AQS 136 DxNL	215-DTI-2023	17/12/2025

- Note:**
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 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was Clear
 - [^]Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 71 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at '<https://cpcb.nic.in/National-Air-Quality-Index/>']


Authorized By:

 Jayashree Acharya
 Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

 ISSUED TO: **M/s. GIRIRAJ ASSOCIATE**

 ULR NO. : **ULR-TC14909 25 000003809F**

 REPORT NO. : **UT/ELS/REPORT/ 05282 /05 -2025**

 ISSUE DATE : **06/05/2025**

 For Project: **Elenor Residential and Commerical Building**

 YOUR REF. : **SANC /65/25**

Sr. No. 595/2, CTS 3293, Munjeri, Pune

 REF. DATE : **29/04/2025**
SAMPLE PARTICULARS

Sampling Plan Ref. No.: **UG 25-04/2025**
 Sampling Procedure : **UT/LQMS/SOP/AA01A**
 Date & Time of Sampling : **28/04/2025 03:00 Hrs. to 28/04/2025 11:00 Hrs.**
 Sample Registration Date : **29/04/2025**
 Analysis Starting Date : **29/04/2025**
 Analysis Completion Date : **02/05/2025**
 Ambient Air Temperature : **24.1 °C to 32.2 °C**
 Relative Humidity : **49.3 % to 73.0 %**
 Sample Collected By : **ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.**

AMBIENT AIR QUALITY MONITORING

Location Code : **3**
 Sample Location : **NORTH WEST SIDE OF PROJECT**
 GPS Co-ordinates : **N 18°29'16.50", E 73°53'16.87"**
 Height of Sampler : **1 Meter**
 Sampling Duration : **8:00 Hours:Minutes**
 Sample Lab Code : **UT/ELS/1104/04-2025**

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr^
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	13	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	23	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	77	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	34	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.2	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/112	Polltech	PEM-ADS 2.5/10µ	18713	14/03/2026
	Respirable Dust Sampler	UT/LAB/270	Universal	AQS 136 DxNL	215-DTI-2023	17/12/2025

- Note:
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 5. Weather during sampling was **SUNNY & CLEAR**.
 6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 7. Air Quality Index (AQI) at above sampling location **77** which is **Satisfactory** as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at '<https://cpcb.nic.in/National-Air-Quality-Index/>'].

Authorized By:

Shailesh Salvi

Authorized Signatory

- END OF TEST REPORT -



**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

(A venture of ULTRA TECH Environmental Consultancy)

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 (Valid up to 17/11/2028)

Lab. recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: 022-45119250, 022-45119239 / ☎+91-7039076680 Email: lab@ultratech.in

TEST REPORT**ISSUED TO:** M/s. M/S. GIRIRAJ ASSOCIATE**For Your Project:** 'Elenor' Residential and Commerical Building

'Sr. No. 595/2, CTS 3293, Munjeri, Pune

ULR No.

: --

REPORT NO.

: UT/ELS/REPORT/05435/04-2025

ISSUE DATE

: 30/04/2025

YOUR REF.

: SANC /65/25

REF. DATE

: 29/04/2025

SAMPLE PARTICULARS**Sampling Plan Ref. No.**

: UG 25-04/2025

Sampling Procedure

: UT/LQMS/SOP/N01

Collected By

: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

NOISE LEVEL QUALITY MONITORING**Sample Lab Code**

: UT/ELS/1105/04-2025

Date of Monitoring

: 27/04/2025

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	South Side Of Project	09:30 TO 09:35	51.2	22:00 TO 22:05	41.1
02.	North East Side Of Project	09:40 TO 09:45	49.3	22:10 TO 22:15	39.6
03.	North West Side Of Project	09:50 TO 09:55	48.6	22:20 TO 22:25	38.7
04.	Near Sales Office	10:00 TO 10:05	52.3	22:30 TO 22:35	40.6

Opinions / Interpretations:*The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.
(Turnover to find Annexure).*

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make - Casella Model CEL-633C; Sr. No. 2382959	Valid up to - 30/11/2025

Note: 1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.

**Authorized By:**

Manasi Namjoshi

(Authorized Signatory)

- END OF REPORT -

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.

• SCHEDULE

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.
- * dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.
- A "decibel" is a unit in which noise is measured.
- "A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.
- Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

(A venture of ULTRA TECH Environmental Consultancy)

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 (Valid up to 17/11/2028)

Lab. recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: 022-45119250, 022-45119239 / ☎+91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO:	M/S. GIRIRAJ ASSOCIATE	ULR NO.	:	--
		REPORT NO.	:	UT/ELS/REPORT/ 05702 /05 - 2025
'For Your Project: 'Elenor' Residential and Commerical Building		ISSUE DATE	:	06/05/2025
		YOUR REF.	:	SANC /65/25
Sr. No. 595/2, CTS 3293, Munjeri , Pune		REF. DATE	:	29/04/2025

SAMPLE PARTICULARS		WATER SAMPLE ANALYSIS	
Sampling Plan Ref. No.:	UG 25-04/2025	Sample Type	: Drinking Water
Sampling Procedure	: UT/LQMS/SOP/W01A	Sample Location	: NEAR SITE OFFICE
Date & Time of Sampling	: 28/04/2025 10:10 Hrs.		
Sample Registration Date	: 29/04/2025		
Analysis Starting Date	: 29/04/2025	Sample Quantity &	: 2L in Polyethylene Container.
Analysis Completion Date	: 05/05/2025	Packaging Details	: 100 ml in Sterilized Corning Bottle for Bacteriological Parameters.
Sample Lab Code	: UT/ELS/1106/04-2025		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
General Parameters Concerning Substances Undesirable in Excessive Amounts					
1	Phenolphthalein Alkalinity as CaCO ₃	IS 3025 (Part 23) : 1986	BDL[DL=1]	mg/L	NA
2	Calcium Hardness as CaCO ₃	IS 3025 (Part 21) : 2009	31	mg/L	NA
Parameters Concerning Toxic Substances					
1	Lead as Pb	IS 3025 (Part 47); Clause 6 : 2024	BDL[DL=0.6]	mg/L	Max 0.01
Bacteriological Quality of Drinking Water					
1	Total Coliform Bacteria	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable
2	Escherichia Coliform (E. coli)	IS 1622:1981	ABSENT	--	Shall not be detectable
3	Fecal Coliform (F. coli)	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable
BDL: Below Detection Limit		DL: Detection Limit		NA : Not Applicable	

Remark/ Statement of Conformity: The parameters tested above are found to be within standard limit/range specified in IS 10500 : 2012. For parameters Phenolphthalein Alkalinity & Calcium Hardness standard limit/range is not specified hence statement of conformity can't be given.

- Note:
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Parameter/s tested are not covered under NABL scope.
 5. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
 6. This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 05701 / 05 - 2025 Date: 06/05/2025 for final conclusion.



Authorized By:

Shailesh Salvi
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: **M/S. GIRIRAJ ASSOCIATE** ULR NO. : **ULR-TC14909 25 000003913F**
REPORT NO. : **UT/ELS/REPORT/ 05701 /05 - 2025**
ISSUE DATE : **06/05/2025**
YOUR REF. : **SANC /65/25**
REF. DATE : **29/04/2025**

'For Your Project: 'Elenor Residential and Commerical Building

Sr. No. 595/2, CTS 3293, Munjeri , Pune

SAMPLE PARTICULARS :

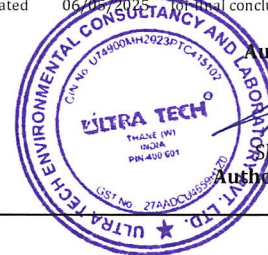
Sampling Plan Ref. No.: : UG 25-04/2025 **Sample Type** : Drinking Water
Sampling Procedure : UT/LQMS/SOP/W01A **Sample Location** : NEAR SITE OFFICE
Date & Time of Sampling : 28/04/2025 10:10 Hrs.
Sample Registration Date : 29/04/2025
Analysis Starting Date : 29/04/2025 **Sample Quantity & :** 2L in Polyethylene Container.
Analysis Completion Date : 05/05/2025 **Packaging Details**
Sample Lab Code : UT/ELS/1106/04-2025
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

WATER SAMPLE ANALYSIS

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
Organoleptic and Physical Parameters					
1	pH @ 25° C	IS 3025 (Part 11) : 2022	7.3	-	6.5-8.5
2	Turbidity	IS 3025 (Part 10) : 2023	BDL[DL=0.1]	NTU	Max 1
3	Total Dissolved Solids	IS 3025 (Part 16) : 2023	104	mg/L	Max 500
4	Electrical Conductivity @ 25° C	APHA 24th Ed. 2510 B : 2023	160	µS/cm	NA
General Parameters Concerning Substances Undesirable in Excessive Amounts					
1	Ammonia as NH ₃ -N	APHA 24th Ed. 4500- NH ₃ - F : 2023	BDL[DL=0.01]	mg/L	Max 0.5
2	Calcium as Ca	IS 3025 (Part 40); Clause 5 : 2024	12	mg/L	Max 75
3	Chlorides as Cl ⁻	IS 3025 (Part 32); Clause 2 : 1988	22	mg/L	Max 250
4	Fluoride as F ⁻	APHA 24th Ed. 4500- F- B,D : 2023	BDL[DL=0.2]	mg/L	Max 1.0
5	Iron as Fe	IS 3025 (Part 53); Clause 7 : 2024	BDL[DL=0.06]	mg/L	Max 0.3
6	Magnesium as Mg	IS 3025 (Part 46); Clause 5 : 2023	7	mg/L	Max 30
7	Nitrate as NO ₃ ⁻ - N	IS 3025 (Part 34/Sec 1), Clause 6.4 : 2023	0.5	mg/L	Max 45
8	Sulphate as SO ₄ ²⁻	IS 3025 (Part 24/Sec 1; Clause 5 : 2022	13	mg/L	Max 200
9	Phosphorus as PO ₄ ³⁻ - P	APHA 24th Ed. 4500- P E : 2023	BDL[DL=0.01]	mg/L	NA
10	Potassium as K	APHA 24th Ed. 3500 K : 2023	0.6	mg/L	NA
11	Sodium as Na	APHA 24th Ed. 3500 Na : 2023	13	mg/L	NA
12	Total Alkalinity as CaCO ₃	IS 3025 (Part 23) : 2023	52	mg/L	Max 200
13	Total Hardness as CaCO ₃	IS 3025 (Part 21) : 2009	59	mg/L	Max 200
BDL: Below Detection Limit		DL: Detection Limit		NA : Not Applicable	

Remark/ Statement of Conformity: The parameters tested above are found to be within standard limit/range specified in IS 10500 : 2012. For parameters Electrical Conductivity, Phosphorous, Sodium & Potassium standard limit/range is not specified hence statement of conformity can't be given.

Note: 1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
5. This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 05702 / 05 - 2025 Dated 06/05/2025 for final conclusion.



Authorized By:

Shailesh Salvi
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. GIRIRAJ ASSOCIATE

'Elenor Residential and Commerical Building

'Sr. No. 595/2, CTS 3293, Munjeri, Pune

ULR NO. : ULR-TC14909 25 000003929F

REPORT NO. : UT/ELS/REPORT/ 5767 /05 - 2025

ISSUE DATE : 07/05/2025

YOUR REF. : SANC /65/25

REF. DATE : 29/04/2025

SAMPLE PARTICULARS
Sampling Plan Ref. No.: : UG 25-04/2025

Sampling Procedure : UT/LQMS/SOP/S01A

Date & Time of Sampling : 28/04/2025 11:00 Hrs.

Sample Registration Date : 29/04/2025

Analysis Starting Date : 29/04/2025

Analysis Completion Date : 06/05/2025

Sample Lab Code : UT/ELS/1107/04-2025

Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

SOIL SAMPLE ANALYSIS
Sample Type : Soil

Sample Location : On Project Site

Sample Quantity & : 1 Kg. in Ziplock Plastic Bag. (Approximately)

Packaging Details

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	7.5	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	521	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1199	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	3.4	%
5	Organic Matter	IS 2720 (Part 22):1972	1.2	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.7	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	55.9	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	28.4	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	(meq/kg) ^(0.5)
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	75	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	64	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	78	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	115	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.8	mg/kg
			1.3	kg/ha [†]
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	39	mg/kg
			70	kg/ha [†]
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	130	mg/kg
			235	kg/ha [†]
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	116	mg/kg
			209	kg/ha [†]
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	74512	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	86	mg/kg

Remark/ Statement of Conformity: NIL

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
 5. Test results reported with unit/s † are obtained from scientific conversions/calculations applied to test results in mg/kg.


Authorized By:

Shailesh Salvi

Authorized Signatory

- END OF TEST REPORT -



File No: 21-72/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 27/06/2024



To,

D S Dey
M/s GIRIRAJ ASSOCAITES
16th Floor, SkyOne, , Sr No. 210, Plot No. 72A, Yerwada, Kalyani Nagar, Tal - Haveli, Pune 411006,
PUNE, MAHARASHTRA, 411006
girirajassociates2024@gmail.com

Subject: Environmental Clearance for Construction of Residential & Commercial Building at S. No. 595/2, C.T.S. 3293 Munjeri, Pune, Maharashtra by M/s. Giriraj Associates – regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential & Commercial Building by M/s. Giriraj Associates at S.No. 595/2, C.T.S. 3293 Munjeri, Pune submitted to Ministry vide proposal number IA/MH/INFRA2/460113/2024 dated 12/02/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5361523N
(ii) File No.	21-72/2024-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Proposed Residential & Commercial Building by M/s. Giriraj Associates at S.No. 595/2, C.T.S. 3293 Munjeri, Pune
(viii) Name of Company/Organization	GIRIRAJ ASSOCAITES
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	MoEF&CC
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3. The project/activity is covered under item 8(a) 'Building and construction Projects' of the Schedule to the EIA

Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA in Maharashtra, the proposal has been appraised at the Central level by sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 120th meeting held on 21.02.2024.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The project is New project.

ii. The project is located at Sy. No. 595/2, C.T.S. 3293 Munjeri, taluka- Pune city, Dist -Pune and Latitude: 18°29'17.02"N, Longitude: 73°53'16.92"E

iii. The total plot area is 14,695.66 sq. m, total net plot area of 11,453.28 sq. m, Proposed FSI area is 60,277.99 sq. m and total construction (Built-up) area of 79,038.34 sq. m.

iv. The details of building are as follows:

Building Name	Configuration	Height (m)
Building A	2BP + ST +32 Floors	110.1 m
Building B	2BP + ST +32 Floors	110.1 m
Podium	B2 + G + Mezz. +3 Floors	17.50 m

v. Total Tenements - Residential flats – 256, No. of shops – 6.

vi. During construction phase, total water requirement is expected to be 4.5 KLD which will be met by Tanker Water. During the construction phase, Temporary sanitary toilets will be provided for disposal of waste water.

vii. Total water requirement is 271 KLD and the same will be met by 154 KLD freshwater from 79.00 KLD for flushing 38.00 KLD for gardening Recycled Water.

viii. Wastewater generated 202 KLD will be treated in STP of total 215 KLD capacity and treated wastewater will be recycled and re-used (79.00 KLD for flushing 38.00 KLD for gardening etc.).

ix. About 0.891 TPD solid wastes will be generated in the project. The biodegradable waste (0.522 TPD) will be processed in OWC and the non-biodegradable waste generated (0.369 TPD) will be handed over to authorized local vendor.

x. The total power requirement during construction phase is 116.25 kVA and will be met from MSEDCL and total power requirement during operation phase is 6245 KW and will be met from MSEDCL.

xi. Parking facility for 552 nos. four wheelers, 311 two wheelers is proposed to be provided against the requirement of 552 nos. four wheelers, 311 two wheelers (according to local norms).

xii. Proposed energy saving measures would save about 22.45 % of power.

xiii. Impact of proposed project/activity on Air, Water, Noise, Ecology and proposed mitigation measures:

IMPACTS	MITIGATION MEASURES
Dust Emission from Construction	Periodic water spraying, road construction first, Wind breaker, covered storages, site barricade
Emission from transportation of materials	PUC certification of transport vehicles, Paved Roads
Sewage- Construction staff	Temporary toilets
Contour Disturbance	Maintain the levels as far as possible
Loss of Productive soil from excavation	Reuse for Horticulture, Soil excavation with dust mitigation measures
Noise from Construction Equipment	Proactive maintenance
Noise & Emissions from DG sets	Acoustic enclosure and effective Stack height
Energy	Solar water heaters and Fly Ash bricks
Occupational safety	Personal protective equipment, First Aid Room
Construction Wastes	1. Recyclables like paper, Steel, Plastics to recyclers. 2. Concrete wastes for road construction. 3. Container to authorized buyers. 4. Lubricants and batteries to authorized recyclers

xiv. The proposed project is not located in Critically Polluted area.

xv. The proposed project is not located within 10 km of Eco Sensitive Zone.

xvi. NBWL Clearance is not required for this project.

- xvii. Forest Clearance is not required for this project.
- xviii. No court cases are pending against the project.
- xix. Total green area proposed to develop is 1220.96 sq. m i.e. more than 10.66 % of the net plot area.
- xx. Total cost of the project is Rs. 283 Cr.
- xxi. Employment potential is during Construction Phase is 100 nos. and Operational Phase is 2000 nos.
- xxii. Benefits of the project - There will be growth in indirect jobs opportunities for the local population and surrounding people will get jobs such as contractors, transporters and construction material suppliers etc. due to the proposed development in the area.
- 6.** The EAC has noted the proposed project is new residential & commercial buildings with total plot area is 14,695.66 sq. m and total built-up area is 79,038.34 sq. m. Total 14 numbers of trees are present at the project site. Out of 14 trees, 3 number trees to be transplanted and 11 trees are retained. Further, the committee was noted that the proposed site is not located in Critically Polluted area, within 10 km of any protected area (National Park or Wildlife Sanctuary), or within the notified Eco Sensitive Zone.
- 7.** The EAC, based on the information submitted and clarifications provided by the project proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project with specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity, while considering for grant of environmental clearance.
- 8.** Further, while processing the file, the Ministry has noted that this is a new proposal having total plot area of 14,695.66 sq. m and total net plot area of 11,453.28 sq. m. The project proponent has proposed a green belt covering 1220.96 sq. m (10.66 % of the total net plot area), which is more than to mandatory requirement of 10% of the total net plot area as per local norms of the Unified Development Control and Promotion Regulations (UDCPR). As per UDCPR, Maharashtra, in any layout or subdivision or any development of land for any land use/ zone admeasuring 0.4 ha. or more (after deducting area under roads, reservation including deemed reservation under these regulations, if any, from the total area under development), 10% of the area under layout shall be earmarked as recreational open space which shall, as far as possible, be provided in one place. In case of land admeasuring more than 0.8ha, such recreational open space may be allowed to be earmarked at different locations in the same layout.
- 9.** Based on recommendations of EAC and detailed examination, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for the Construction of Residential & Commercial Building at S. No. 595/2, C.T.S. 3293 Munjeri, Pune, Maharashtra by M/s. Giriraj Associates, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions are enclosed as **Annexure 1**.
- 10.** This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Department of Environment and Climate Change, Government of Maharashtra, New Administrative Bhavan, 15th Floor, Madame Cama Road, Mantralaya, Mumbai - 400 032, Maharashtra.
2. The DDG, Ministry of Environment, Forests and Climate Change, Regional Office, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur – 440 001.
3. The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110032.
4. The Member Secretary, Maharashtra State Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Road No. 8, Sion Cir, opp. PVR Theater, Mumbai-400022, Maharashtra.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.
1.2	Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA). Fresh water requirement shall not exceed 154 KLD during operational phase.
1.3	As proposed, wastewater shall be treated onsite in STP of 215 KLD capacity.
1.4	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.5	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 1220.96 sq. m out of total net plot area of 11,453.28 sq. m, i.e. equivalent to 10.66% of total net plot area. The landscape planning should include plantation of 158 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.6	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 3 numbers of rainwater harvesting pits shall be provided by PP for rainwater harvesting after filtration.
1.7	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.8	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.9	The recyclable waste shall be sold to authorized vendors/recyclers.
1.10	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.11	As committed, parking for 552 nos. of 4-wheelers and 311 nos. 2-wheelers will be provided. In addition, proponent is required to provide Electronic vehicle charging points equivalent to 20% of total parking capacity.
1.12	Proponent shall ensure the installation of 55 kw solar systems, solar water heating systems and LEDs to meet 10% of the total power requirement.

S. No	EC Conditions
1.13	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.14	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental clearance to the <i>bona fide</i> Residential Welfare Association and when required.
1.15	Project proponent shall essentially comply with all parking norms and standards as applicable.
1.16	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.
1.17	The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

S. No	EC Conditions
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

S. No	EC Conditions
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

S. No	EC Conditions
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.17	No sewage or untreated effluent water would be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction

S. No	EC Conditions
	phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects

S. No	EC Conditions
	of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved

S. No	EC Conditions
	areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be

S. No	EC Conditions
	removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

S. No	EC Conditions
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional EC Conditions

i. This environmental clearance is subject to outcome of the ongoing court cases, i.e., Civil Appeal Diary No. 19266/2024 filed by the CREDAI-MHCI and Special Leave Petition (C) Diary No. 11843 of 2023 filed by Shri Sagar Devre & Anr., before the Hon'ble Supreme Court.

पुणे, गुरुवार, ४ जुलै २०२४

लोकसत्ता

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जाहीर सूचना

आम्ही "न्याती बिल्डर्स प्रा. लि." सर्वसाधारण जनतेस कळवू इच्छितो की, भारत सरकार पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय तर्फे आमच्या स. नं. ५९५/२, सी. टी. एस. नं. ३२९३, मुंजेरी, पुणे येथील रहिवासी व वाणिज्य प्रकल्पाला दि.२७/०६/२०२४ रोजी पत्र क्र. **IA/ MH/ INFRA2/ 460113/ 2024, EC Identification No.EC24C3801 MH5361523N** अन्वये गिरिराज असोसिएट्स यांच्या नावे पर्यावरणाच्या दृष्टीकोनातून पर्यावरण मान्यता दिली आहे.

सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच भारत सरकार पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे.

ठिकाण: पुणे दिनांक ०४/०७/२०२४

न्याती बिल्डर्स प्रा. लि.

WWW.INDIANEXPRESS.COM

THE INDIAN EXPRESS, THURSDAY, JULY 4, 2024

PUBLIC NOTICE

We NYATI BUILDERS PRIVATE LIMITED hereby bring to notice of general Public that Government of India, Ministry of Environment, Forest and Climate Change (moef), IA Division has accorded Environmental Clearance for our Residential and Commercial Project at S. No. 595/2, C.T.S. No. 3293, Munjeri, Pune 411030 vide letter dated 27.06.2024 bearing letter no. **IA/ MH/ INFRA2/ 460113/ 2024, EC Identification No.EC24C3801 MH5361523N** in the name of GIRIRAJ ASSOCIATES.

The copy of Environment Clearance letter is available with Maharashtra Pollution Control Board and may also be seen on the website of the moef, Government of India at <http://parivesh.nic.in>

Place: Pune

Date: 04/07/2024

NYATI BUILDERS PRIVATE LIMITED



File No:SIA/MH/INFRA2/524974/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated 15/07/2025



To,

Piyush Nitin Nyati
GIRIRAJ ASSOCAITES

6th Floor Nyati Unitree at S.no. 103.129B at Yerwada Tal -haveli Dist -Pune Maharashtra , PUNE,
MAHARASHTRA, 411006
ec.nbpl2024@gmail.com

Subject:

Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/524974/2025 dated 15/07/2025 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801MH5222175T
(ii) File No.	SIA/MH/INFRA2/524974/2025
(iii) Clearance Type	Transfer of EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential and Commercial building by M/s. Nyati Builders Pvt Ltd at S.No.595/2, CTS 3293, Munjeri, Pune
(viii) Name of Company/Organization	GIRIRAJ ASSOCAITES
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) EC Date	15/07/2025
(xii) Details of Transferee	6th Floor Nyati Unitree at S.no. 103.129B at Yerwada Tal -haveli Dist -Pune Maharashtra ,Pune,490,27,411006
(xiv) Details of Transferor	GIRIRAJ ASSOCAITES, 16th Floor, SkyOne, , Sr No. 210, Plot No. 72A,Yerwada,Kalyani Nagar,

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated Invalid date to 6th Floor Nyati Unitree at S.no. 103.129B at Yerwada Tal - haveli Dist -Pune Maharashtra under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated 15/07/2025.
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated 15/07/2025.
5. This issue with the approval of the Competent Authority.

Send Approval Copy To (In case of multiple use comma as separator)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY


No. SIA/MH/INFRA2/524974/2025
Environment & Climate
Change Department,
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date:

To,
M/s. Nyati Builders Private Ltd.,
S.No.595/2, CTS 3293, Munjeri,
Pune.

Sub : Transfer of Environmental Clearance granted to M/s. Giriraj Associates for
Proposed Residential and Commercial building located at S.No.595/2, CTS
3293, Munjeri, Pune

Ref : 1. Application for transfer of EC- SIA/MH/INFRA2/524974/2025
2. Earlier EC vide EC Identification No. EC24C3801MH5361523N, (File
no IA/MH/INFRA2/460113/2024) dated 27/06/2024

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/524974/2025 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Giriraj Associates vide EC Identification No. EC24C3801MH5361523N, (File no IA/MH/INFRA2/460113/2024) dated 27/06/2024 for Proposed Residential and Commercial building located at S.No.595/2, CTS 3293, Munjeri, Pune. Now, you have applied for transfer of EC dated 27/06/2024 as you have acquired the project.
3. You have submitted following documents in support of your application for transfer of EC-
 - i. Registered conveyance deed dated 28/03/2024.
 - ii. Undertaking by transferee (i.e. M/s. Nyati Builders Private Ltd.) regarding acceptance of the terms and conditions of the EC letter dated 28/03/2024
 - iii. NOC from Transferor (i.e. M/s. Giriraj Associates)
4. SEIAA noted the above facts and decided to transfer EC dated from M/s. Giriraj Associates to M/s. Nyati Builders Private Ltd.
5. This letter shall be read with the EC letter dated 28/03/2024
6. All the other terms and conditions mentioned in the EC letter dated 28/03/2024 shall remain the same.


Jayashree Bhuj
(Member Secretary, SEIAA)