

Consent

From: Consent
Sent: Friday, April 21, 2023 6:42 PM
To: eccompliance
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for Proposed Construction Project “Advani Commercial Tower at S. No. 81/27 (pt), by Mundhwa, Pune by M/s. A Advani Properties LLP
Attachments: PMR- A Advani Properties_Oct, 22 - Mar, 23.pdf

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for Proposed Construction Project “Advani Commercial Tower at S. No. 81/27 (pt), by Mundhwa, Pune by M/s. A Advani Properties LLP.

Reference: Clearance letter no. SIA/MH/MIS/256269/2022 dtd. 09.06.2022.
Clearance letter no. SIA/MH/MIS/129500/20191 dtd. 29.04.2021.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,

M/s. A Advani Properties LLP,

C.C TO: 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.



Thanks & Regards

Chandni Rupani

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.

Borivali(E),Mumbai-400066

Tel No:91-22 2854 1647/48/49/67/68

Email: c.rupani@caepl.com

Contact No.: +91 9022334577

“File this email in an email folder and save a tree.”

Consent

From: Consent
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To: sropune1@mpcb.gov.in
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Attachments: PMR- A Advani Properties_Oct, 22 - Mar, 23.pdf

To,
The Member Secretary,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for Proposed Construction Project “Advani Commercial Tower at S. No. 81/27 (pt), by Mundhwa, Pune by M/s. A Advani Properties LLP.

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2. The Secretary, Environment Department, Mantralaya, Mumbai



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Date: 17 / 04 / 2023

A
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D
V
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To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 - March, 2023 for Proposed Construction Project "PLATINUM CAPITAL" at Sr. No. 81/27 (pt), by Mundhwa, Pune 411036 by M/s. A Advani Properties LLP.

Reference: Clearance letter no. SIA/MH/MIS/256269/2022 dtd. 09.06.2022.
Clearance letter no. SIA/MH/MIS/129500/20191 dtd. 29.04.2021.

Dear Sir,

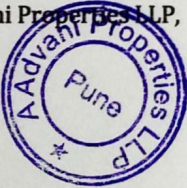
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Yours truly,
M/s. A Advani Properties LLP,



[Handwritten Signature]

C.C TO: 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.

**PROPERTIES
LLP**

D-10/11, Mantri Manor Society, Lane No. 5, Koregaon Park, Pune 411001
Telephone : +91 (0) 20 26155859, www.aadvani.com

Date: 17 / 04 / 2023



**PROPERTIES
LLP**

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Present status of Project work for the period of October 2022 – March, 2023.

Reference: Clearance letter no. SIA/MH/MIS/256269/2022 dtd. 09.06.2022.
Clearance letter no. SIA/MH/MIS/129500/20191 dtd. 29.04.2021.

Dear Sir,

This is with reference to the above subject, for Proposed Construction Project "PLATINUM CAPITAL" at Sr. No. 81/27 (pt), by Mundhwa, Pune 411036

The present project status at site is as follows:

Floors	Status
Building 1: 2 Basement + Ground Mezzanine Floor 1 st & 2 nd floor restaurant & retail shops + 3 rd & 4 th floor parking + 5 th – 16 th Upper Floors offices	Ground level (Plinth) work 70% completed. Mezzanine level work 50% completed.

Thanking you,

Yours truly,
M/s. A Advani Properties LLP,



Van Advani

D-10/11, Mantri Manor Society, Lane No. 5, Koregaon Park, Pune 411001
Telephone : +91 (0) 20 26155859, www.aadvani.com

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify)	Commercial Project
2.	Name of the project	Advani Commercial Tower – Platinum Capital
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> • File No. SIA/MH/MIS/256269/2022 dtd. 09.06.2022. • File No. SIA/MH/MIS/129500/2019 dtd. 29.04.2021.
4.	Location	S. No. 81/27 (pt) corresponding CTS No. 1340 Mouje Mundhwa, Pune.
a.	District (s)	Pune
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	18° 32' 5.95" N, 73° 54' 42.41" E
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Project Engineer- Dinesh Solanke Address- S-100/11 Mantri Manor Society, Lane 5, Koregaon Park, Pune 411001 Contact No. 020-26155859 Email: info@advani.com
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	<ul style="list-style-type: none"> • Total Plot area: 8,100 Sq.m • FSI Area: 21,028.18 Sq.m.

		<ul style="list-style-type: none"> • Non FSI Area: 9073.48 Sq.m • Total BUA: 30101.66 Sq.m. <p>Building Configuration:</p> <p>Building 1: 2 Basement+ Ground Mezzanine Floor 1st & 2nd floor restaurant & retail shops + 3rd & 4th floor parking+ 5th - 16th Upper Floors offices</p>
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>Sewage Treatment Plant with capacity of 120 KLD will be provided for treating the wastewater.</p> <p>Recycled wastewater will be used for Flushing, gardening etc.</p> <p>2. <u>Water Management:</u></p> <p>Rain Water Harvesting shall be provided to raise the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <p>Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping</p> <p>Non-biodegradable waste will be recycled/reused/sold/handed over to local authorized vendors</p> <p>4. Solar energy will be used as back-up to main source including streets and buildings.</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> • Total Plot area: 8,100 Sq.m • FSI Area: 21,028.18 Sq.m. • Non FSI Area: 9073.48 Sq.m • Total BUA: 30101.66 Sq.m.
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.

a.	SC, ST / Adivasis	---																																				
b.	Others	---																																				
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)																																					
9.	Financial details																																					
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: Rs. 98.29 Cr.																																				
b.	Allocation made for environmental management plans with item wise and year wise break-up	<p>EMP Cost:</p> <p>Construction Phase:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Details</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Capital</td> <td>Air Environment, Water Environment, Land Environment, Socio economic etc.</td> <td>10.88</td> </tr> <tr> <td>O & M</td> <td>Air Environment, Water Environment, Land Environment, Socio economic etc.</td> <td>1.94</td> </tr> </tbody> </table> <p>Operation Phase:</p> <table border="1"> <thead> <tr> <th>Component</th> <th>Capital (Rs.)</th> <th>O & M (Rs. / Year)</th> </tr> </thead> <tbody> <tr> <td>Storm water</td> <td>1.80</td> <td>0.09</td> </tr> <tr> <td>STP</td> <td>34</td> <td>6.5</td> </tr> <tr> <td>RWH</td> <td>--</td> <td>--</td> </tr> <tr> <td>OWC</td> <td>6.2</td> <td>2.3</td> </tr> <tr> <td>Landscape</td> <td>10.16</td> <td>0.90</td> </tr> <tr> <td>Energy Saving</td> <td>66.30</td> <td>3.69</td> </tr> <tr> <td>Environmental Monitoring</td> <td></td> <td>7.87</td> </tr> <tr> <td>Disaster Management</td> <td>269</td> <td>23.22</td> </tr> </tbody> </table>	Type	Details	Cost	Capital	Air Environment, Water Environment, Land Environment, Socio economic etc.	10.88	O & M	Air Environment, Water Environment, Land Environment, Socio economic etc.	1.94	Component	Capital (Rs.)	O & M (Rs. / Year)	Storm water	1.80	0.09	STP	34	6.5	RWH	--	--	OWC	6.2	2.3	Landscape	10.16	0.90	Energy Saving	66.30	3.69	Environmental Monitoring		7.87	Disaster Management	269	23.22
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c.	Benefit cost ratio/ Internal rate of return and the year of assessment	--																																				
d.	Whether (c) includes the cost of environmental management as shown in	Yes																																				

	the above	
e.	Actual expenditure incurred on the project so far	Rs. 15,90,45,824/-
f.	Actual expenditure incurred on the environmental management plans so far	Particulars
		Expenses done till date (In Lacs)
		Landscaping 2.45
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 418.80 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree plantation of about 79 Nos. Different species selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	-
b.	Date of completion (Actual and/ of planned)	March, 2026
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on	Not yet monitored.

	previous occasions, if any	
b.	Date of site visit for this monitoring report	12.11.2022; 30.03.2023
15.	Details of correspondence with project authorities for obtaining action plans/information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> • File No. SIA/MH/MIS/256269/2022 dtd. 09.06.2022. • File No. SIA/MH/MIS/129500/2019 dtd. 29.04.2021. <p>Address- S-100/11 Mantri Manor Society, Lane 5, Koregaon Park, Pune 411001 Contact No. 020-26155859 Email: info@advani.com</p>

COMPLIANCE REPORT

Developer

**M/S. Advani Properties LLP,
S. No. 81/27 (pt), Mundhwa, Pune**

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to ensure compliance of Tree NOC issued regarding transplantation of 11 number of trees.	Condition is noted. Copies of Tree NOCs are attached as Annexure I.
2.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	A total of 390 nos. of electric charging points are provided as discussed during the time of SEIAA meeting.
3.	An Architect certificate shall be submitted stating that since appraisal of the project no additional construction is carried out there is no change in the project.	A copy of Architect certificate is attached as Annexure II.

SEIAA Specific Conditions -

1.	PP to strictly adhere to all the conditions mentioned in Maharashtra Protection & Prevention of Trees Act, 1975 as amended during the validity of EC.	Yes, we noted the condition & agreeable to the same.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary. PP to provide grass pavers of suitable types & strength to increase water permeable area as well as to allow effective fire tender movement.	Yes, we noted the condition & agreeable to the same.
3.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Condition is noted. Details provided in the Energy Conservation measures section.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt. 04.01.2019.	Yes, we noted the condition & agreeable to the same.

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid	The solid waste generated shall be properly collected and segregated and also being stored
----	---	--

	waste should be disposed off to the approved sites for land filling after recovering recyclable material.	separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be	We are not drawing any water from ground. We are using only Tanker water for

	obtained from the competent Authority prior to construction/operation of the project.	construction.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications is as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	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 and should	The PUC checked/authorized vehicles are allowed on the site for transfer of material.

	be operated only during non-peak hours.	
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for Commercial buildings. • D.G. sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase :-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>

2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	STP with 120 KLD capacity has been proposed. Construction and installation of STP shall be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the

		<p>suggested measures in the “air control and management section”.</p> <ul style="list-style-type: none"> • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road. • Parking Details: Two-Wheeler Parking- 1047 No's Four-Wheeler Parking- 240 No's 						
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition Noted.						
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> • The green area proposed is 418.80 m². Accordingly, same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • There will be tree plantation of about 79 nos. <p>Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.</p>						
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.						
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	<p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>EMP Cost:</p> <p>Construction Phase:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Details</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Capital</td> <td>Air Environment, Water Environment, Land Environment, Socio economic etc.</td> <td>10.88</td> </tr> </tbody> </table>	Type	Details	Cost	Capital	Air Environment, Water Environment, Land Environment, Socio economic etc.	10.88
Type	Details	Cost						
Capital	Air Environment, Water Environment, Land Environment, Socio economic etc.	10.88						

		<table border="1"> <tr> <td>O & M</td> <td>Air Environment, Water Environment, Land Environment, Socio economic etc.</td> <td>1.94</td> </tr> </table> <p><u>Operation Phase:</u></p> <table border="1"> <thead> <tr> <th>Component</th> <th>Capital (Rs.)</th> <th>O & M (Rs. / Year)</th> </tr> </thead> <tbody> <tr> <td>Storm water</td> <td>1.80</td> <td>0.09</td> </tr> <tr> <td>STP</td> <td>34</td> <td>6.5</td> </tr> <tr> <td>RWH</td> <td>--</td> <td>--</td> </tr> <tr> <td>OWC</td> <td>6.2</td> <td>2.3</td> </tr> <tr> <td>Landscape</td> <td>10.16</td> <td>0.90</td> </tr> <tr> <td>Energy Saving</td> <td>66.30</td> <td>3.69</td> </tr> <tr> <td>Environmental Monitoring</td> <td></td> <td>7.87</td> </tr> <tr> <td>Disaster Management</td> <td>269</td> <td>23.22</td> </tr> </tbody> </table>	O & M	Air Environment, Water Environment, Land Environment, Socio economic etc.	1.94	Component	Capital (Rs.)	O & M (Rs. / Year)	Storm water	1.80	0.09	STP	34	6.5	RWH	--	--	OWC	6.2	2.3	Landscape	10.16	0.90	Energy Saving	66.30	3.69	Environmental Monitoring		7.87	Disaster Management	269	23.22
O & M	Air Environment, Water Environment, Land Environment, Socio economic etc.	1.94																														
Component	Capital (Rs.)	O & M (Rs. / Year)																														
Storm water	1.80	0.09																														
STP	34	6.5																														
RWH	--	--																														
OWC	6.2	2.3																														
Landscape	10.16	0.90																														
Energy Saving	66.30	3.69																														
Environmental Monitoring		7.87																														
Disaster Management	269	23.22																														
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The advertisement is published in Marathi and English language local newspapers. In Marathi newspaper 'The Maharashtra Times' dtd. 13.06.2022 & in English newspaper 'The Economic Times' Dtd. 13.06.2022 respectively. Also, the advertisement is displayed on our company's website.																														
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We herewith submit six monthly reports to Environment Department, Mantralaya & MPCB.																														
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.																														
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.																														

	<p>website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.</p>	
--	---	--

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Amended Consent to Establish obtained.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We herewith submit six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form - V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional	Yes, we noted the condition & agreeable to the same.

	Offices of MoEF by e-mail.	
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability	Yes, we noted the condition & agreeable to the same.

	Insurance Act, 1991 and its amendments.	
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

**ENERGY
CONSERVATION
MEASURES**

Developer

**M/S. Advani Properties LLP,
S. No. 81/27 (pt), Mundhwa, Pune**

ENERGY CONSERVATION MEASURES

Energy saving measures:

The following Energy Conservation Methods are proposed in the project:

- Solar PV will be provided for common lighting.
- Auto timer control for external and common lightening.
- Use of LED lamps in all public/ common areas
- Efficient motors & pumping system, Efficient lifts
- Roof, wall & glass U value to meet energy performance criteria.

Sr. No	SUMMARY		UNITS
1	Total Connected load	2589.46	KW
2	Total Maximum demand load	1699.64	kVA
3	Total Project Electrical Power Requirement During operational phase (Demand load)	1888.49	kVA
4	Power Requirement- During construction phase	60.71	KW
5	Nos of transformers	3 X 630 KVA	
6	Commercial Building load on DG set	1,550.14	kVA
7	Nos of DG Set/s .for operation phase	2 X 910KVA DG Set	
8	Nos of DG Set/s .for construction phase	1 X 100 kVA	
9	Approximate capital costs of DG sets	9,375,000	Rs
10	Approximate O & M costs of DG sets with fuel cost	5,655,200	Rs
11	Type of fuel to be used in the DG sets,	High speed diesel	
12	Energy saving practices Details of common area lighting OR other measures like CFL lamps,V3F control as applicable with quantity	refer energy conservation sheet	
13	Details on the use of solar water heating systems.	refer energy conservation sheet	

14	solar photovoltaic ,3% of connected load	72	KW
15	solar photovoltaic panel capital costs	54.00	Rs in lac
16	solar photovoltaic panel operation & maintenance costs	2.70	Rs in lac
17	Net energy savings achieved.	1.94	KWH/year
18	Total percentage of saving on total load of project	5.6%	

	DESCRIPTION	SAVING SOURCES	POWER COMSUMPTION		Savings Per year/day
			Conventional Method	Advance method	
			Power in KWH per Day/ KWH per year	Power in KWH per Day/ KWH per year	
1	INTERNAL PASSAGE LIGHTING	Conversion of CDMt/ CFL to LED light fittings & TIMERS	420 X 28 X 12 Total 141.12 KWH / DAY Total 51508.8 KWH / year	460 X 20 X 6 + 260 X20 X 6 KWH Total 86.4 KWH / DAY Total 31536 KWH / year	Total 54.7 Per day Total 1997 Per year
2	BUILDING ALL PARKING	Conversion of T5 florescent tube to LED light fittings & TIMERS	345 X 28W X 12hrs 115.92 KWH per day 42310.80 KWH per Year	(415 X 20W X 6 hrs)+(240 X 20W X 6hrs) = 78.6 KWH per day 28689 KWH per Year	Total 37.3 Per day Total 1362 Per year
3	SOLAR POWER GENERATION	Solar PV Panels	4.2% of Total Demand Load on Solar = 72 KW Unit Generation from Solar @ 4.5 Units/ KW/day 324.00 Units/ KW/ Day Annual Unit Generation for 270 Sunny Days 1,18,260.00 Units	4.2% of Total Load Demand Load on Solar =72 KW Unit Generation from Solar @ 4.5 Units/ KW/Day= 324.00 units/day Annual Unit Generation for 270 Sunny Days= 87,480.00 UNITS	324 KWH/ 87480 KW
4	LIFTS	Synchronizing & V3F CONTROL WITH GEARLESS MECHANISM	166 KW X 6 hrs. = 996 KWH/day 996 x 365 days = 363540 KWH/Year	132.8 KW X 6 hrs. = 796.8 KWH/day 796.8 x 365 days= 290832 KWH/Year	Total 199. Per day Total 7270 Per year
	TOTAL	132.8	5,75,619.60		1,93,782.6

TOTAL ANNUAL SAVINGS

ENERGY CONSERVATION PERCENTAGE SAVING ON TOTAL LOAD OF PROJECT							
SR. NO.	DESCRIPTION	LOAD IN KW	OVERALL DIVERSITY FOR CALCULATING AVG. LOAD DEMAND	AVG. DEMAND LOAD	AVG. WORKING HOURS ON AVG. DEMAND LOAD	TOTAL UNIT CONSUMPTION IN KWH/ DAY	TOTAL UNIT CONSUMPTION IN LACS KWH/ YEAR FOR 365 DAYS
1	Project total saving w.r.t Project Load	1,699.64	0.70	1,189.75	8.00	9517.97	34.74

**HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT**

OF

COMMERCIAL PROJECT

"Advani Commercial Tower"

For

October, 2022 – March, 2023

Developer

**M/S. Advani Properties LLP,
S. No. 81/27 (pt), Mundhwa, Pune**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Water Sample Analysis Report

Report No - EAEPL/PM/AAPL/13-02/12/2022		Report Date - 20.12.2022	
Name of Customer	M/s. A Advani Properties LLP	Reference – Work Order Dated 26.05.2021	
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling Location and Sample Code	PM/W/13-02/12/22 (Near Main Gate of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	12.12.2022	Date of Receipt	13.12.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	13.12.2022 to 20.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.22	IS 3025 (Part 11) 2022
Total Dissolved Solid	mg / l	78.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	6.08	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	26.21	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	6.41	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	35.53	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	11.24	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg / l	0.090	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
 (Shilpa Dhamankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No - EAEPL/PM/AAPL/13-02/12/2022		Report Date - 20.12.2022	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling Location and Sample Code	PM/W/13-02/12/22 (Near Main Gate of Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	12.12.2022	Date of Receipt	13.12.2022
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	13.12.2022 to 20.12.2022		
Report for the month	December, 2022		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 Reaffirmed 2019
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed 2019

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
 (Shweta Sonawane)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Ambient Air Quality Monitoring Report

Report No - EAEPL/PM/AAPL/13-01/12/2022		Report Date -20.12.2022	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/A/13-01/12/22 (Near Main Gate of Const. Area)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	12.12.2022	Date of Receipt	13.12.2022
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	13.12.2022 to 20.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
30°C	56 %	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	64.72	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2017
R.S.P.M (PM _{2.5}) (µg/m ³)	21.25	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	19.36	80 µg/m ³	IS 5182 (Part 2) 2001 Reaffirmed 2017
NO _x (µg/m ³)	23.64	80 µg/m ³	IS 5182 (Part 6) 2006 Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Ambient Noise Level Monitoring Report

Report No - EAEPL/PM/AAPL/13-04/12/2022			Report Date -20.12.2022		
Name of Customer	M/s. A Advani Properties LLP,			Reference – Work Order Dated 26.05.2021	
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.				
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory		
Sampling locations and Sample Code	PM/N/13-04/12/22	Sample quantity and packing	Not Applicable		
Date of Sampling	12.12.2022	Date of Receipt	Not Applicable		
Sampling Procedure	EAEPL/LAB/SOP/04				
Period of Analysis	Not Applicable				
Report for the month	December, 2022				

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Site Office	dB(A)	53.9	44.2	55	45
Near Main Gate of Site	dB(A)	53.6	43.8	55	45
Near Back Side of Site	dB(A)	54.8	44.7	55	45
Near Centre side of Site	dB(A)	53.9	43.2	55	45

Remark: The noise level was observed to be within CPCB limits at all of the locations.

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Soil Sample Analysis Report

Report No. - EAEPL/PM/AAPL/13-03/12/2022		Report Date - 20.12.2022	
Name of Customer	M/s. A Advani Properties LLP,		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/S/13-03/12/22 Centreside of Site	Sample quantity and packing	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	12.12.2022	Date of Receipt	13.12.2022
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	13.12.2022 to 20.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.68	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	412.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	6.84	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.48	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	614.57	IS 14684:1999 Reaffirmed 2019
Organic Matter	%	1.64	IS 2720 (Part 22) – 1972 Reaffirmed 2020
Chlorides	mg/kg	98.99	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2036.24	EPA 9080
Magnesium	mg/kg	112.37	EPA 9080
Sulphate	mg/kg	36.40	IS 2720 (Part 27) 1977 Reaffirmed 2020
Available Phosphorus	mg/kg	1.14	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1842.36	EPA 3050B
Potassium (K)	mg/kg	1799.63	EPA 3050B
Heavy Metals:			
Copper	mg/kg	136.87	EPA 3050B
Iron	mg/kg	61274.58	EPA 3050B
Lead	mg/kg	8.34	EPA 3050B
Zinc	mg/kg	72.68	EPA 3050B

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Stack Emission Analysis Report

Report No. - EAEPL/PM/AAPL/13-05/12/2022		Report Date – 20.12.2022	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG Set 1 (35 KVA) PM/SE/13-05/12/22	Sample quantity and packing	100 ml X 1 No. PVC bottle. TPM = 1 X 1 No. Filter paper.
		Preservation	Cool - Transported and stored at 5 °C (± 1°C)
Date of Sampling	12.12.2022	Date of Receipt	13.12.2022
Sampling Procedure	Indian Standard Method for measurement of emissions from stationary sources, 11255 (Part- 1 & 2)		
Period of Analysis	13.12.2022 to 20.12.2022		
Report for the month	December, 2022		

Sr. No.	Particulars	Stack Details	Limits
1.	Stack attached to	DG Set	-
2.	Type of Fuel	Diesel	-
3.	Temp. of Flue Gas	116°C	-
4.	Flue Gas Velocity	14.57 m/sec	-
5.	Total Particulate Matter (TPM)	4.86 mg/Nm ³	150 mg/Nm ³
6.	Sulphur Dioxide (SO ₂)	2.45 kg/day	5.0 kg/day

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No - EAEPL/W/03/23/00451		Report Date - 07.04.2023	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling Location and Sample Code	EAEPL/W/03/23/00451 (Near Main Gate of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	30.03.2023	Date of Receipt	31.03.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	31.03.2023 to 07.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.15	IS 3025 (Part 11) 2022
Total Dissolved Solid	mg / l	64.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	4.96	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	25.42	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	5.61	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	34.30	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	10.20	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg / l	0.100	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No - EAEPL/W/03/23/00451		Report Date - 07.04.2023	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling Location and Sample Code	EAEPL/W/03/23/00451 (Near Main Gate of Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	30.03.2023	Date of Receipt	31.03.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	31.03.2023 to 07.04.2023		
Report for the month	March, 2023		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 Reaffirmed 2019
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed 2019

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
 (Shweta Sonawane)



Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Ambient Air Quality Monitoring Report

Report No - EAEPL/A/03/23/00450		Report Date -07.04.2023	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/03/23/00450 (Near Centreside of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	30.03.2023	Date of Receipt	31.03.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	31.03.2023 to 07.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
33°C	59 %	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	82.75	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2017
R.S.P.M (PM _{2.5}) (µg/m ³)	44.99	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	22.79	80 µg/m ³	IS 5182 (Part 2) 2001 Reaffirmed 2017
NO _x (µg/m ³)	25.37	80 µg/m ³	IS 5182 (Part 6) 2006 Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Ambient Noise Level Monitoring Report

Report No - EAEPL/N/03/23/00453			Report Date -07.04.2023		
Name of Customer		M/s. A Advani Properties LLP,		Reference – Work Order Dated 26.05.2021	
Site Address		"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.			
Nature and Description of Sample		Noise	Sample Collected by		EAEPL Laboratory
Sampling locations and Sample Code		EAEPL/N/03/23/00453		Sample quantity and packing	
Date of Sampling		30.03.2023		Date of Receipt	
Sampling Procedure		EAEPL/LAB/SOP/04		Not Applicable	
Period of Analysis		Not Applicable			
Report for the month		March, 2023			

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Site Office	dB(A)	54.8	44.5	55	45
Near Main Gate of Site	dB(A)	53.4	44.6	55	45
Near Back Side of Site	dB(A)	53.9	43.8	55	45
Near Centre side of Site	dB(A)	54.5	43.7	55	45

Remark: The noise level was observed to be within CPCB limits at all of the locations.

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

 Authorized Signatory
(Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.



Soil Sample Analysis Report

Report No. - EAEPL/S/03/23/00452		Report Date - 07.04.2023	
Name of Customer	M/s. A Advani Properties LLP,		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/03/23/00452 Near Main Gate of Site	Sample quantity and packing	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	30.03.2023	Date of Receipt	31.03.2023
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	31.03.2023 to 07.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.81	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	439.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	5.85	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	28.30	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	579.52	IS 14684:1999 Reaffirmed 2019
Organic Matter	%	1.83	IS 2720 (Part 22) – 1972 Reaffirmed 2020
Chlorides	mg/kg	104.40	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2102.54	EPA 9080
Magnesium	mg/kg	147.38	EPA 9080
Sulphate	mg/kg	37.54	IS 2720 (Part 27) 1977 Reaffirmed 2020
Available Phosphorus	mg/kg	1.04	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1764.14	EPA 3050B
Potassium (K)	mg/kg	1675.93	EPA 3050B
Heavy Metals:			
Copper	mg/kg	128.78	EPA 3050B
Iron	mg/kg	63685.28	EPA 3050B
Lead	mg/kg	6.17	EPA 3050B
Zinc	mg/kg	69.68	EPA 3050B

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Stack Emission Analysis Report

Report No. - EAEPL/SE/03/23/00454		Report Date – 07.04.2023	
Name of Customer	M/s. A Advani Properties LLP		Reference – Work Order Dated 26.05.2021
Site Address	"Platinum Capital" Project, Sr. No. 81/27, CTS No. 1340, Mundhwa, Pune – 411036.		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG Set 1 (35 KVA) EAEPL/SE/03/23/00454	Sample quantity and packing	30 ml X 1 No. PVC bottle. TPM = 1 X 1 No. Thimble.
		Preservation	Cool - Transported and stored at 5 °C (± 1°C)
Date of Sampling	30.03.2023	Date of Receipt	31.03.2023
Sampling Procedure	Indian Standard Method for measurement of emissions from stationary sources, 11255 (Part- 1 & 2)		
Period of Analysis	31.03.2023 to 07.04.2023		
Report for the month	March, 2023		

Sr. No.	Particulars	Results	Limits	Method
1.	Stack attached to	DG Set	-	-
2.	Type of Fuel	Diesel	-	-
3.	Temp. of Flue Gas	110°C	-	-
4.	Flue Gas Velocity	12.36 m/sec	-	-
5.	Total Particulate Matter (TPM)	4.14 mg/Nm ³	150 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
6.	Sulphur Dioxide (SO ₂)	4.29 kg/day	5.0 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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**ENVIRONMENT
CLEARANCE**



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

To,

The Partner
A ADVANI PROPERTIES LLP
D 10/11, Mantri Manor Society, Lane No. 5, Koregaon Park, Pune 411001
-411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/256269/2022 dated 11 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B038MH198327 |
| 2. File No. | SIA/MH/MIS/256269/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | "Platinum Capital" by M/s. A Advani Properties LLP |
| 7. Name of Company/Organization | A ADVANI PROPERTIES LLP |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 09/06/2022

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

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

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PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/256269/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. A Advani Properties LLP
S. No. 81/27 (pt), Corresponding CTS No. 1340
Mouje Mundhwa, Pune

Subject: Environmental Clearance for "Platinum Capital" at S. No. 81/27 (pt),
Corresponding CTS No. 1340 Mouje Mundhwa, Pune by M/s. A
Advani Properties LLP

Reference: Application no. SIA/MH/MIS/256269/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 3 in its 124th & 138th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 233rd & 243rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Name of project	Platinum Capital by A Advani Properties LLP
Project Category	8a (B2)
Type Of Institution	Private
Project Proponent	Name: Mr. Varun Anil Advani Office address: D 10/11 Mantri Manor Society, Lane No. 5, Koregaon Park Pune 411001, Pune, Maharashtra- 411001 Contact No: 020-26155859 e-mail: info@advani.com
Consultant	Enviro Analyst and Engineers Pvt. Ltd.
Applied for	EC Amendment
Details of Previous EC	SIA/MH/MIS/129500/2019 dated 29.04.2021
Location of Project	Mouje Mundhwa, Pune
Latitude and Longitude	18°32'5.95"N, 73°54'42.41"E
Total Plot area (m2)	8100
Deductions (m2)	3924.15
Net Plot area (m2)	4175.85 (Plot A: 3895.97 and Plot B 279.88 per layout sanction)
Proposed FSI area (m2)	21028.18
Proposed Non FSI area (m2)	9073.48
Proposed TBUA (m2)	30101.66
TBUA (m2) approved by	FSI – 21028.18

Planning authority till date	Non FSI – 9073.48 Total BUA – 30101.66 Sanction No.: CC/0690/21 DPO/Zone No. 04 dated: 24.06.2021 from PMC					
Ground Coverage (m2)	1788.23 (including services and ramp)					
Total Project Cost (Rs)	Rs. 98.29 Cr.					
CER as per MoEF and CC circular dated 1.5.2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020					
Details of Building Configuration						
	Existing Building			Proposed Configuration		
	Buildin g Name	Configuration	Height	Buildin g Name	Configuration	Height
	1	3 Basement + Ground + 14 Upper Floors	53.25	1	2 Basements + Ground +Ground Mezzanine Floor 1st & 2nd floor restaurant & retail shops +3rd & 4th floor parking +5th to 16 Upper Floors Offices	64.65
Total No. of Tenements	Restaurant = 14 nos., Retails = 16 nos., Offices = 200 nos.					
Water Budget						
	DRY SEASON			WET SEASON		
	Fresh	83		Fresh	83	
	Recycled	51		Recycled	51	
	Swimming Pool	00		Swimming Pool	00	
	Flushing	46		Flushing	46	
	Gardening	05		Gardening	00	
	Total	134		Total	129	
	Wastewater r Generation	109		Wastewater r Generation		
Water Storage Capacity for Firefighting UGT	Fire Fighting UGT: 200 CUM Existing: 200 CUM Proposed: 200 CUM					
Source of water	PMC					
Rainwater Harvesting (RWH)	Level of GW table Post monsoon- 5 to 6 Mt. below ground level. Pre monsoon- 15 to 20 Mt. below ground level.					
	Size and No. of RWH tank – NA					
	Qty and size of recharge pit – 4 Nos.					

	Size: 3m x 3m x 5.3m		
	Details of UGT: Fire tank: 200 CUM, RAW Tank- 62CUM, Domestic Tank- 66.6KLD		
	Domestic: 66.6KLD		
Sewage and wastewater	Sewage Generation in CMD : 109		
	STP technology : MBBR		
	Capacity of STP (CMD) : 120		
Solid waste Management during construction	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	14	
	Wet	9	
	Construction waste	26319 CUM	Top Soil 8000 CUM utilized within Project Site. 18319 CUM to be sent to crusher for using it as coarse and fine aggregate
Solid waste Management during Operation phase	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	210	Authorized vendor
	Wet	429	OWC
	Hazardous		--
	Biomedical		--
	E-Waste	6.52	Authorized vendor
	STP-Sludge (dry)	5	Use as manure
Green belt development	Type		
	Total RG area		418.80
	Existing tree on plot		14
	No. of trees to be planted		79
	No. of trees to be cut		2
	No. of trees to be transplanted		11
Power Requirement	Source of Powersupply		MSEDCL
	During Construction phase (Demand Load)		24 kW
	During Operation Phase (Connected Load)		2589.46 kW
	During Operation Phase (Demand Load)		1699.64 kW
	Transformer		3 Nos. X 630 KVA
	DG Set		2 Nos. X 910 KVA
	Fuel Used		HSD
Details of Energy Saving	The following Energy Conservation Methods are proposed in the project: <ul style="list-style-type: none"> Solar PV will be provided for common lighting. Auto timer control for external and common lightening. 		

	<ul style="list-style-type: none"> • Use of LED lamps in all public/ common areas • Efficient motors & pumping system, Efficient lifts • Total Savings: 34% Savings on common load and 5.6 % of total Project electrical load. 			
Environment Management Plan during Construction	Type	Details	Cost	
Phase	Capital	Air Environment, water Environment, Land Environment, Socio economic etc.	10.88	
	O&M	Air Environment, water Environment, Land Environment, Socio economic etc.	1.94	
Environment Management Plan during Operation Phase	Component	Details	Capital (Lakhs)	O&M (Lakhs/yr)
	Storm water	2 Nos. RWH pits proposed	1.80	0.09
	STP	STP 1 No. proposed	34.00	6.5
	RWH	NA		
	Swimming Pool	NA		
	Solid Waste	1 No. OWC proposed	6.2	2.3
	Green Development	Landscape development	10.16	0.90
	Energy Saving	-	66.30	3.69
	Environmental Monitoring	-	MoEF & CC approved	7.87
	Disaster Management	-	269	23.22
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking(m2)
	4-wheeler	240	240	12.5
	2-wheeler	1047	1047	2.5
Details of court cases/litigations wrt project and project location if any	NA			

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide SIA/MH/MIS/129500/2019 dated 29.04.2021 for total BUA of 23,574.62 m². The proposal has been considered by SEIAA in its 243rd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to Ensure compliance of Tree NOC issued regarding transplantation of 11 number of trees.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. An Architect Certificate shall be submitted stating that since appraisal of the project no additional construction is carried out there is no change in the project.

B. SEIAA Conditions-

1. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

General Conditions:

A. Construction Phase :-

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

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

B. Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done.

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

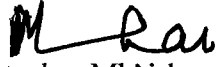
C. General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to

the Environment department before start of any construction work at the site.

- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
3. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 4. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
 7. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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


Manisha Patankar-Mhaskar
(Member Secretary, SEIAA) 16/02/22

Copy to:

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

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/129500/2019
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 29/04/2021

To
M/s. Advani Properties LLP.
S. No. 81/27 (pt), Mumdhwa,
Pune

Subject : - Environmental Clearance for Proposed Construction Project Advani Commercial Tower at S. No. 81/27 (pt), Mundhwa, Pune by M/s. Advani Properties LLP.

Reference : Application no. SIA/MH/MIS/129500/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 103rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 215th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Details of the proposal submitted by PP are as below:	
Proposal No	SIA/MH/MIS/129500/2019
Name of project	Advani Commercial Tower
Project Category	8a (B2)
Type Of Institution	Private
Project Proponent	Name: Mr. Varun Anil Advani Office address: D 10/11 Mantri Manor Society, Lane No. 5, Koregaon Park Pune 411001,Pune,Maharashtra-411001 Contact No: 020-26155859 e-mail: info@aadvani.com
Consultant	Enviro Analyst and Engineers Pvt. Ltd.
Applied for	EC
Details of Previous EC	Not any
Location of Project	Mouje Mundhwa, Pune
Latitude and Longitude	18°32'5.95"N, 73°54'42.41"E
Total Plot area (m ²)	8125.28
Deductions (m ²)	2891.33
Net Plot area (m ²)	5233.95
Proposed FSI area (m ²)	14607.62
Proposed Non FSI area (m ²)	12945.84
Proposed TBUA (m ²)	27,553.46
TBUA (m ²) approved by	Applied for Sanction with following areas :

Planning authority till date	FSI - 13891.11 Non FSI -15297.85 Total BUA - 25115.20			
Ground Coverage (m ²)	1003			
Total Project Cost (Rs)	Rs. 84.73 Cr.			
CER as per MoEF and CC circular dated 1.5.2018	Activity	Location	Cost (Rs.)	Duration
	Avenue Plantation	Proposed plantation with tree guard along 0.50 Km Road along Old Mundhwa road About 84 Nos. of Trees.	5.04	5 years
	Provision of Drinking water	Provision of Drinking water cooler system 15 No. to near by Schools	4.65	5 years
	Provision of Computers	Provision of Computer system 20 No. to near by schools	8.00	5 years
	Solar Pole Lights	Solar Light poles -7 nos. Along Old Mundhwa Road	7.00	5 years
Details of Building Configuration				
Existing Building		Proposed Configuration		
		Building Name	Configuration	Height
		1	3 Basement + Ground + 14 Upper Floors	53.25
Total No. of Tenements	Showrooms = 8 nos. Restaurant = 4 nos. Retail = 21 nos. Offices = 79 nos.			
Water Budget				
DRY SEASON		WET SEASON		
Fresh	33	Fresh	33	
Recycled	39	Recycled	34	
Swimming Pool	00	Swimming Pool		
Flushing	34	Flushing	34	
Gardening	05	Gardening	00	
Total	72	Total	67	
Wastewater Generation	60	Wastewater Generation		
Water Storage Capacity for Firefighting UGT	Fire Fighting UGT: 200 CUM Existing: Proposed: 200 CUM			
Source of water	PMC			
Rainwater Harvesting (RWH)	Level of GW table Post monsoon- 5 to 6 Mt. below ground level. Pre monsoon- 15 to 20 Mt. below ground level.			
	Size and No. of RWH tank – NA			
	Qty and size of recharge pit – 2 nos.			

	2 Mt. X 1 Mt. X 2 Mt.		
	Details of UGT : Fire tank 1 & 2-200 CUM, RAW Tank-25 CUM, Domestic Tank-25KLD Domestic: 25KLD		
Sewage and wastewater	Sewage Generation in CMD : 60		
	STP technology : MBBR		
	Capacity of STP (CMD) :60		
Solid waste Management during construction	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	14	
	Wet	9	
	Construction waste	23	Authorized vendor
Solid waste Management during Operation phase	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	282	Authorized vendor
	Wet	418	OWC
	Hazardous	0	--
	Biomedical	0	--
	E-Waste	4.2	Authorized vendor
	STP-Sludge (dry)	3	Use as manure
Green belt development	Type		
	Total RG area	523.60	
	Existing tree on plot	14 (including shrubs etc)	
	No. of trees to be planted	67	
	No. of trees to be cut	2	
	No. of trees to be transplanted	5	
Power Requirement	Source of Power supply	MSEDCL	
	During Construction phase (Demand Load)	24 kW	
	During Operation Phase (Connected Load)	2110.77 kW	
	During Operation Phase (Demand Load)	1249.08 kW	
	Transformer	3 Nos of 630 kVA	
	DG Set	DG Set : 2 no X 625 kVA	
	Fuel Used	HSD	
Details of Energy Saving	The following Energy Conservation Methods are proposed in the project: <ul style="list-style-type: none"> Solar PV will be provided for common lighting. Auto timer control for external and common lightening. Use of LED lamps in all public/ common areas Efficient motors & pumping system, Efficient lifts 		
Environment Management Plan during Construction Phase	Type	Details	Cost
	Capital	Air Environment, water Environment, Land	10.88

		Environment, Socio economic etc.		
	O&M	Air Environment, water Environment, Land Environment, Socio economic etc.	1.94	
Environment Management Plan during Operation Phase	Component	Details	Capital (Rs.)	O&M (Rs./Yr)
	Storm water	2 Nos. RWH pits proposed	1.80	0.09
	Sewage treatment plant	STP 1 No. proposed	25.00	6.00
	RWH	NA		
	Swimming Pool	NA		
	Solid Waste	1 No. OWC proposed	4.5	2.0
	Green Development	Landscape development	10.16	0.90
	Energy Saving	-	16.80	0.504
	Environmental Monitoring	-	MoEF &CC approved lab	7.87
	Disaster Management	-	266.47	22.96
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
	4-wheeler	329	329	12.5
	2-wheeler	864	864	2
	Bicycles	297	297	0.7
Details of court cases/litigations wrt project and project location if any	NA			

3. The proposal has been considered by SEIAA in its 215th meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. Stack parking is shown in all 3 basements accommodating 329 cars. PP to obtain specific sanction from PMC for the sophisticated parking arrangements. PP to obtain basement approval plan accordingly. PP to obtain approval for 2 wheeler parking on 4th floor.
2. PP to submit evacuation plan for entire project for occupants, visitors and as well as cars.
3. PP to obtain and submit following NOC's: (a) CFO NOC, (b) Tree Cutting.

SEIAA Conditions

1. PP to submit revised evacuation time calculations.
2. PP to submit the CFO NOC, Tree cutting NOC. EC will be issued only after submission of above said NOCs.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

General Conditions:

a) Construction Phase :-

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

prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

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

B) Operation phase:-

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

of the stipulated environmental safeguards.

- IX. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- X. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XI. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA. as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

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

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

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

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



Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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

**CONSENT
TO
ESTABLISH**

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000126004/CE/2203001619

Date: 30/03/2022

To,

M/s. A Advani Properties LLP.

S. No. 81/27 (pt), Mouje Mundhwa,

Taluka - Haveli, Dist: Pune.



Your Service is Our Duty

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

Ref: Consent to Establish granted vide No Format1.0/JD (WPC)/UAN No.0000106046/CE-2104000168 dtd. 05.04.021

Your application NO. MPCB-CONSENT-0000126004

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

- The consent is granted for period upto commissioning of the project or 05.04.2026 whichever is earlier**
- The capital investment of the project is Rs.98.29 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish for expansion is valid for Commercial Construction Project named as M/s. A Advani Properties LLP., S. No. 81/27 (pt), Mouje Mundhwa, Taluka - Haveli Dist Pune on Total Plot Area of 8100 SqMtrs for proposed total construction BUA of 30101.66 SqMtrs utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 05.04.2021	8125.28	27553.46
2	Environmental clearance dtd 29.04.2021	8125.28	27553.46

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	109	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 used on land for gardening and connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Sets 625 KVA	01	As per Schedule -II
S-2	DG Sets 625 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	429 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Non Biodegradable waste	210 Kg/Day	Segregation	Hand over to Local Body for recycling Used as manure
3	STP Sludge	5 Kg/Day	Dewatering	used as manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	6.52	Kg/Day	To Authorized Dismantler/Agency

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

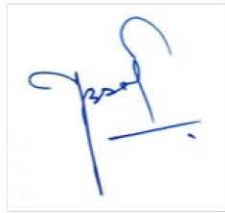
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.

11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.

12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility for the treatment of wet garbage.

13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. This consent is issued with overriding effect on ealier consent to establish granted vide No Format1.0/JD (WPC)/UAN No.0000106046/CE-2104000168 dtd. 05.04.021
17. Project Proponent Shall obtain NOC from Central ground water Authority (CGWA) for extraction of ground water for proposed activity
18. PP shall obtain Environmental Clearance from competent authority for the proposed expansion in construction activity. PP shall not take effective steps towards expansion in construction without obtaining Environmental Clearance for expansion.
19. PP shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of C to E.



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Signed by: Dr. Y.B.Sontakke
 Joint Director (WPC)
 For and on behalf of,
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2022-03-30 16:22:20 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	50000.00	MPCB-DR-8982	29/11/2021	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plant (STP) with design capacity of 120 CMD based on MBBR
B) 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	129.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Sets 625 KVA	Acoustic enclosure	5	HSD	312.5 Ltr/Hr
S-2	DG Sets 625 KVA	Acoustic enclosure	5	HSD	312.5 Ltr/Hr

- 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	Consent to Establish	10.0 Lakh	Existing Bank Guarantee	compliance of consent conditions and EC	Up to Commissioning of the project	Up to Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000106046/CE - 2104000168

Date: 05.04.2021

To,
M/s. A Advani Properties LLP.
S. No. 81/27 (pt), S. No. 81/27 (pt),
Corresponding CTS No. 1340 Mouje
Mundhwa,
Taluka - Haveli, Dist: Pune.



Your Service is Our Duty

Sub: Consent to Establish for construction of commercial project granted under Orange Category

Ref: 1. Your application vide No UAN No. 0106046 dt.08/01/2021

Your application NO. MPCB-CONSENT-0000106046

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

1. The Consent to Establish is valid for a period upto commissioning of project or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.84.73 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for construction of commercial named as M/s. A Advani Properties LLP., S. No. 81/27 (pt), S. No. 81/27 (pt), Corresponding CTS No. 1340 Mouje Mundhwa, Taluka - Haveli, Dist: Pune on Total Plot Area of 8125.28 SqMtrs for construction BUA of 27553.46 SqMtrs including utilities and services as per commencement certificate issued by local body
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	0	0
2.	Domestic effluent	60	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG Sets 625 (2 Nos.)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	418 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Non Biodegradable waste	282 Kg/Day		Segregate and Hand over to Local Body for recycling Used as manure
3	STP Sludge	3 Kg/Day		used as manure
4	E-waste	4.2 Kg/Day	Recyclers	sent to Authorized recyclers

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016
- 11 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 utilized on land for gardening.
- 12 PP shall install online monitoring system for pH BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- 13 Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E
- 14 Project Proponent shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- 15 Project Proponent Shall not use groundwater till obtained permission from Central ground water Authority (CGWA).
- 16 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.
- 17 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking



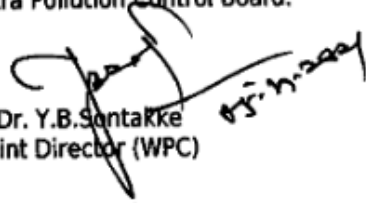


Maharashtra Pollution Control Board

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18 Project Proponent shall not take any effective steps towards implementation of projects prior to obtaining Environmental clearance from competent authority

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B. Santakke
Joint Director (WPC)

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-4058	27/01/2021	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **60 CMD for treatment of domestic effluent of 60 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 Colliform	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	67.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:


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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-2	DG Sets 625 (2 Nos.)	Acoustic enclosure	5	HSD	312.5 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent (C2E/C2 O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakh	15 Days	compliance of consent conditions and EC	Up to Commissioning of the project	Up to Commissioning of the project



Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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** 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
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NA

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

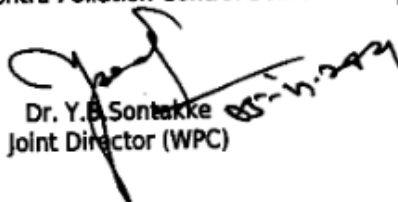
A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled in such a manner that it does not exceed the prescribed standards. During the 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).
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- 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.

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 - 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.
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 - 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. 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.

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y. B. Sontakke
Joint Director (WPC)



Maharashtra Pollution Control Board
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ADVERTISEMENTS

जाहीर सूचना

मेसर्स ए अडवाणी प्रॉपर्टीज एलएलपी द्वारा प्लॉटिनम कॅपिटल हा प्रकल्प स. नं. ८१/२७ (पीटी) सीटीएस क्रमांक १३४० मौजे मुंढवा, पुणे, महाराष्ट्र, यांना राज्यस्तरीय पर्यावरण विभाग (एसईआयए) कडून महाराष्ट्रातून पर्यावरण मंजूरी देण्यात आली आहे. (पत्र क्रमांक एसआयए / एमएच / एमआयएस / २५६२६९/२०२२, दिनांक ०९ जुन २०२२) सदर पर्यावरण मंजूरी पत्राच्या प्रती पर्यावरण विभाग महाराष्ट्र आणि महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत. हे हींीी: //रिळींशीह. पळल.ळप वर पर्यावरण, वन आणि हवामान बदल मंत्रालयाच्या (एमओईएफ आणि सीसी) संकेतस्थळवर देखील पाहिले जाऊ शकते.

सही/-

मे. ए अडवाणी प्रॉपर्टीज एलएलपी

tech
For comprehensive and insightful stories about all things startups and technology, log on to www.etimes.com
Tweet OF THE DAY



Matthew Kobach @MKOBACH
Add competition to social media algorithms. Let third parties write competing algorithms, and let users pick the one(s) they like best

Tech Buzz

Android 13 Beta 3.1 Out with a Big Fix



WASHINGTON Google launched Android 13 Beta 3 for Pixel smartphones on June 8, 2022. Just two days later, the firm updated Android 13 Beta 3.1 to correct a single issue...

68.2m Global TWS (true wireless stereo) shipments in Q1 this year, according to Canalys

New Telegram Premium Out this Month



WASHINGTON Telegram will add a premium layer this month. The firm's founder Pavel Durov confirmed the rumours...

AUTOMATION GAINING TRACTION AS STARTUPS AND TECH COS LOOK TO CUT COSTS

Automation Saves the Day for Indian IT amid High Attrition

ON THE RISE Market size for digital automation to touch \$600 billion this fiscal, says Gartner report

Sai.Ishwarbarath @timesgroup.com

Bengaluru: The automation of repetitive tasks is coming to the rescue of IT companies amid high attrition rates and cost cuts in a high inflationary environment...

Infosys, India's second largest software services firm by revenue, has accelerated automation to bring in efficiency and productivity through 24,000 bots...

Automation is one of the primary levers for touch-less operations.

There is a jump in demand leading to industry-wide automation adoption

Powering Up

NASSCOM: EV riders likely to rush to a swap dock due to range anxiety

This came in response to a paper by government think tank Niti Aayog. They, however, agreed that swapping was a well-considered option...

It industry body IT industry body Nasscom, in its response to Niti Aayog's Draft Battery Swapping Policy...

How Safe Are Tech Systems Like Tesla's Autopilot? No One Knows

Automakers and technology companies say they are making driving safer, but it's tough to verify

Tencent Buys Flipkart Stake worth \$264m from Bansal

Binny Bansal holds around 1.84% stake in Flipkart post deal



Automation has gained traction as startups and global enterprises reduce costs and freeze hiring as they brace for a business environment where interest rates could go up due to inflation...

Battery Swapping for Higher-range EVs can Ease Range Anxiety: Firms

EV industry seeks policy focus on higher range to sidestep concerns around lower dock availability



Experts back battery swapping push

Public Notice

This is to inform that the project 'PLATINUM CAPITAL' by M/s. A Advani Properties LLP at Sr No 81727 (p). Corresponding CTS No. 1540 Moje Mundhwa, Pune, Maharashtra has been accorded Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Maharashtra vide No. SIA/MPH/MIS/2548/2022...

Public Notice for M/s. Manjula Vishwanath, her nephew Mr. shrinivas Lakshman Shekhar is the sole Lease Holder of property described in schedule below...

Firms Jittery Over India's E-transmission Moratorium Stand

Want WTO moratorium extended by 2 years

New Delhi | Bengaluru: Big Tech companies and policy groups, concerned over India's stand on not renewing a World Trade Organisation (WTO) moratorium on electronic transmissions, are pushing to extend it by a further two years...

Executives say... Not extending the moratorium can be extremely problematic as no clear definition available... It can adversely impact the country's outsourcing industry... Lifting of moratorium could mean nations would interpret e-transmissions differently...

Simon Evenett, Professor, University of St Gallen. The impact of lifting the moratorium would be much more on middle- and low-income countries.

InMobi's Glance Counts on US Launch Next Qtr

Firm starts hiring for its US market vertical

Gujarat Narmada Valley Fertilizers and Chemicals Limited. Procurement of 15,000KL (+5%) Denatured Ethyl Alcohol. GNFC intend to procure 15,000KL (±5%) Denatured Ethyl Alcohol (DEA) on FOR GNFC site basis / CFR Pipavav port basis.

PUBLIC NOTICE

This is to inform that the project "PLATINUM CAPITAL" by M/s. A Advani Properties LLP at Sr. No. 81/27 (pt), Corresponding CTS No. 1340 Mouje Mundhwa, Pune, Maharashtra has been accorded Environmental Clearance from from State Level Environment Impact Assessment Authority (SEIAA), Maharashtra. vide No. SIA/MH/MIS/256269/2022, dated 9 June 2022. The copies of the clearance letter are available with the Environment Department Maharashtra and Maharashtra Pollution Control Board. It may also be seen on the website of Ministry of Environment, Forest and Climate Change (MOEF&CC) at <https://parivesh.nic.in>

Sign/- **M/s. A Advani Properties LLP**

SITE PHOTOGRAPHS

ANNEXURE I – TREE NOC



दोले पाटील रोड क्षेत्रीय कार्यालय
वृक्षप्राधिकरण विभाग
पुणे महानगरपालिका
जाबक क्र १०२१
दिनांक २१/१२/२०२१

प्रति,
अ.अडवानी रियालिटी तर्फे श्री वरून अनिल अडवानी
स.नं. ८१/२७ (पार्ट) सि. टी. एस
नं. १३४० मुंबदा, पुणे ३६

यांस.....

- विषय :- स.नं. ८१/२७ (पार्ट) सि. टी. एस नं. १३४० मुंबदा, पुणे ३६ येथील वृक्ष काढणेस मुदतवाढ मिळणेबाबत.
- संदर्भ :- १) आपला अर्ज अ.क्र. १०८७ दिनांक २०-५-२०२१
२) मा.वृक्ष प्राधिकरण समिती, पुणे मनपा यांचे ठराव क्र. ६/४३७ दिनांक २३/१०/२०२०
३) महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम १९७५.
४) मे.उच्च न्यायालय, मुंबई यांचे दिनांक २० सप्टेंबर २०१३ रोजीचे आदेश.
(जनहित याचिका क्र. ९३/२००९).

स.नं. ८१/२७ (पार्ट) सि. टी. एस नं. १३४० मुंबदा, पुणे ३६ येथील कामास अडथळा निर्माण करीत आहे. खालील वर्णनात नमूद केलेले वृक्ष तोडणेस परवानगी मिळणेबाबत आपले संदर्भित क्र. १ च्या अर्जांनुसार संदर्भित क्र. २ च्या मान्यतेनुसार व वृक्ष अधिकारी नोंदवही दिनांक अन्वये आपणांस खालील प्रमाणे परवानगी देणेत येत आहे.

अ.क्र.	वृक्षाचे नाव	मध्य वेडी (मीटर)	उंची (मीटर)	वय वर्ष अंदाजे	परवानगीचा तपशील
१.	१. नारळ -वृ. क्र. २	०.७०	४	१५	सदर ७ वृक्ष बांधकामात बाधित होत असून ५ वृक्ष (अ.क्र. १, २, ३, ४, व ७) पुनरोपण करणेन व उर्वरित २ वृक्ष पूर्ण काढणेस देण्यात आलेल्या परवानगीस मुदतवाढ देण्यात येत आहे.
	२. नारळ वृ. क्र. ३	०.८०	४	१५	
	३. नारळ वृ. क्र. ४	०.८०	४	१७	
	४. नारळ वृ. क्र. ५	१	५	२०	
	५. कुबामूळ वृ. क्र. ६	०.४०	४	१०	१:३ प्रमाणावर वृक्ष लावताना १:२ पुट
	६. कुबामूळ वृ. क्र. १३	०.५०	४	१५	उंचीची स्थानिक प्रजातीची लघ्वर्तीत पुनरोपण शास्त्रीय पद्धतीने करावे.
	७. कडुलिंबू -वृ. क्र. १२	०.४०	४	१५	

टीप :- मा.वृक्ष प्राधिकरण यांच्या मान्यतेनुसार खालील अटीवर कार्यवाही करणेस परवानगी मुदतवाढ देणेत येत आहे.

- १) उपरोक्त अ.क्र. १ मधील क्र. १ ते ७ मधील ०२ वृक्ष पूर्ण काढणेस ०५ पुनरोपण करणेस व स्थानिक जातीचे नवीन २१ वृक्षांची लागवड करून संदर्भ क्र. ३ च्या कायदान्वये त्यांचे संवर्धन व संरक्षण किमान तीन वर्षे करणे व याबाबतचा अहवाल मा.वृक्ष अधिकारी यांचेकडे महा मठिन्यातून एकदा सादर करणे बंधनकारक आहे.
- २) सदरहू परवानगीचा कालावधी जाबक दिनांकापासून तीन महिने मुदतीपर्यंत असेल.

- ३) प्रस्तुतची परवानगी कोणत्याही नागरिकांनी पाहण्यास मागितल्यास ती दाखविण्यास बंधनकारक आहे.
- ४) वृक्ष प्राधिकरण विभागाची पाहणी अहवालाचे अवलोकन करून तसेच संदर्भ क्र. २ च्या मान्यतेनुसार परवानगी देणेत येत आहे.
- ५) जर वृक्षावर पक्ष्यांची घरटी असतील तर ती योग्य त्या ठिकाणी स्थलांतरीत करणे बंधनकारक आहे. त्यामध्ये अडचण निर्माण झाल्यास मा.उपवनसंरक्षक, पुणे विभाग, दूरध्वनी क्र. ०२०-२५६६०५९३ या क्रमांकावर संपर्क साधणे.
- ६) सदरहू मिळकतीमध्ये उपरोक्त नमूद वृक्षांचेरीज अन्य वृक्ष ---- असून, वृक्ष मरतील असे कोणतेही प्रकारचे कृत्य करणे हे संदर्भ क्र. ३ मधील कायदान्वये गुन्हा आहे.
- ७) संदर्भ क्र. ४ च्या मे.उच्च न्यायालय, मुंबई यांच्या आदेशान्वये किमान ३ मी उंचीचे, किमान मध्ये वेडी १० से.मी. व किमान ५ वर्षे वयाचे, स्थानिक जातीचे नवीन ०३ वृक्ष लावून त्यांचा अहवाल स्थळदर्शक नकाशा व फोटोसह इकडील कार्यालयास लवकरात लवकर सादर करणे आवश्यक आहे.
- ८) आपणाकडून उपरोक्त परवानगीपत्राप्रमाणे वृक्षतोडीबाबतची कार्यवाही संबंधित विभागाच्या हॉर्टीकल्चर मिष्त्री - श्री. भरत गायकवाड (मो.नंबर ८३०८४१५१६) यांच्या नियंत्रणाखाली करणेत यावी.
- ९) आपणास यापूर्वी देण्यात आलेली नोटीस तोडावयाच्या/पुनरोपण करावयाच्या वृक्षांवर डकवून वृक्ष काढणेबाबत कोणत्याही नागरिकांची अथवा संस्थेचा आक्षेप आला असल्यास त्याची खातरजमा केल्यानंतर वृक्ष काढणेची कार्यवाही करावी.

प्र.सहायक अधीक्षक
पुणे महानगरपालिका



वृक्ष अधिकारी
दोले पाटील रोड क्षेत्रीय कार्यालय
पुणे महानगरपालिका

चलन क्र. ७८९३
र.रु. ७०,०००/डी.डी.क्र. ४८३६७८ दि. १५/१२/२०२०
बँकेचे नाव :

- प्रत :- १) मा.प्र.सहा.उद्यान अधीक्षक, पुणे महानगरपालिका.
२) श्री. भरत गायकवाड, हॉर्टीकल्चर मिष्त्री, पुणे मनपा.

यांस

(उपरोक्त नमूद केलेल्या अटीनुसार अर्जादाराकडून कार्यवाही केली जावे किंवा नाही याबाबत हॉर्टीकल्चर मिष्त्री, हॉर्टीकल्चर सुपरवायझर व सहा.उद्यान अधीक्षक यांचे नियंत्रण व काम करून घेण्याची जबाबदारी राहिल).



होले पाटील रोड क्षेत्रीयकार्यालय
वृक्ष प्राधिकरण विभाग
पुणे महानगरपालिका
जा.क्र.वृ.प्रा.जा. १०८८
दिनांक २६/१२/२०२१

प्रति,
अ.अडवाणी रियालिटी तर्फे श्री. वरुण अडवाणी
स. नं. ८१, हिस्सा नं. २७ मुंबवा, पुणे

यांस...

विषय:- स. नं. ८१, हिस्सा नं. २७ मुंबवा, पुणे येथील वृक्ष पूर्ण काढणे बाबत.

- संदर्भ:-
- १) आपला आ.क्र. ७८९९, दिनांक १६/३/२०२१ रोजीचा अर्ज.
 - २) मा.महापालिका आयुक्त तथा अध्यक्ष, वृक्ष प्राधिकरण सभिती पुणे मनपा यांचे ठराव क्रमांक दि.
 - ३) महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम १९७५
 - ४) मे.उच्च न्यायालय, मुंबई यांचे दिनांक २० सप्टेंबर २०१३ रोजीचे आदेश. (जनहित याचिका क्र. ९३/२००९)

स. नं. ८१, हिस्सा नं. २७ मुंबवा, पुणे येथील खालील वर्णनात नमूद केलेले वृक्ष तोडणेस परवानगी मिळणेबाबत आपले संदर्भातील अर्जानुसार पाहणी करण्यात आनी असून, संदर्भाकित क्र. २ च्या मान्यतेनुसार व वृक्ष अधिकारी नोंदवही क्र. १४३, दिनांक ११/४/२१ अन्वये आपणाम खालील प्रमाणे परवानगी देणेत येत आहे.

अ.क्र.	वृक्षाचे नाव	मध्य वेडी (मी)	उंची (मी)	वय वर्ष (अंदाजे)	परवानगीचा तपशील
१	१. कडुलिंब (वृ.क्र. १)	१	८	२०	३) प्रमाणे खात्याची निष्कारण मान्य सदरचे एकूण ०६ वृक्ष हे बेमॅट खोदाईत अडथळा करीत असून पुनरोपणाम प्रतिसाद देत असल्याने पुनरोपण करण्यास व १:३ या प्रमाणे नवीन देशी वृक्ष लावण्याच्या अटीवर तसेच अनामत रकम स्वीकारून वृक्ष मालक संमतीने परवानगी देण्यात येत आहे.
	२. कडुलिंब (वृ.क्र. ३)	१	६	१७	
	३. नारळ (वृ.क्र. ८)	०.७०	५	१५	
	४. नारळ (वृ.क्र. ९)	०.८०	४	१५	
	५. कडुलिंब (वृ.क्र. १०)	१	७	२०	
	६. कडुलिंब (वृ.क्र. ११)	०.८०	७	१७	

टीप - मा. वृक्ष प्राधिकरण यांच्या मान्यतेनुसार खालील अटीवर कार्यवाही करणेस परवानगी देणेत येत आहे.

- १) उपरोक्त अ.क्र. १ मधील १ ते ६ वृक्षांमधील ०० वृक्ष पूर्ण काढणे ०६ पुनरोपण करणेस व स्थानिक जातीचे १:३ देशी वृक्ष १०-१२ फुटाचे नवीन १८ वृक्षाची लागवड करून संदर्भ क्र. ३ च्या कायद्यान्वये त्यांचे संवर्धन व संरक्षण किमान तीन वर्षे करणे व याबाबतचा अहवाल मा. वृक्ष अधिकारी यांचेकडे महा महिन्यातून एकदा सादर करणे बंधनकारक आहे.
- २) सदरहू परवानगीचा कालावधी जावक दिनांकापासून तीन महीने मुदतीपर्यंत असेल.

- ३) प्रस्तुत परवानगी कोणत्याही नागरिकांनी पाहण्यास मागितल्यास ती दाखविणे बंधनकारक आहे.
- ४) वृक्ष प्राधिकरण विभागाची पाहणी अहवालाचे अवलोकन करून तसेच संदर्भ क्र. २ च्या मान्यतेनुसार परवानगी देणेत येत आहे.
- ५) जर वृक्षांवर पक्ष्याची घरटी असतील तर ती योग्य त्या ठिकाणी स्थलांतरित करणे बंधनकारक आहे. त्यामध्ये अडचण निर्माण झाल्यास मा. उपवनसंरक्षक, पुणे विभाग, दूरध्वनी क्र. ०२०-२५६६०५९३ या क्रमांकावर संपर्क साधणे.
- ६) सदरहू मिळकतीमध्ये उपरोक्त नमूद वृक्षाखेरीज अन्य वृक्ष-अमृत, वृक्ष मरलील असे कोणतेही प्रकारचे कृत्र करणे हे संदर्भ क्र. ३ मधील कायद्यान्वये गुन्हा आहे.
- ७) संदर्भ क्र. ४ च्या मे उच्च न्यायालय, मुंबई यांच्या आदेशान्वये किमान ६ फुट उंचीचे किमान मध्य वेडी १० से.मी. व किमान ५ वर्षे वयाचे, स्थानिक जातीचे नवीन ०३ वृक्ष लावून त्याचा अहवाल स्वच्छदर्शक नकाशा व फोटोसह इकडील कार्यालयास लवकरात लवकर सादर करणे आवश्यक आहे.
- ८) आपणाकडून उपरोक्त परवानगीपत्राप्रमाणे वृक्षतोडी बाबतची कार्यवाही, संबधित विभागाच्या हार्टीकल्चर मिल्की-श्री. भरत गायकवाड (मो.न. ८३०८८४१५१६) यांना पूर्व कल्पना देऊन करणेत यावी.
- ९) उपरोक्त प्रस्तावाबाबत भविष्यामध्ये निर्माण होणारे आक्षेप व न्यायालयीन प्रकरणाची संपूर्ण जबाबदारी आपली राहिल.

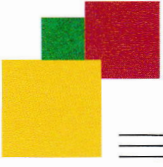


महापालिका सहाय्यक आयुक्त
तथा वृक्ष अधिकारी
होले पाटील रोड क्षेत्रीय कार्यालय
पुणे महानगरपालिका

चलन क्र. : २७७२८

र.रु. ६०,०००/- डी.डी. क्र. ४८३८५९ दि. ३/६/२०२१

बँकेचे नाव : १४/५/२०२१



Date: 12/05/2022

To,
The Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
New Administration Building,
2nd floor, Mantralaya, Mumbai Maharashtra,

Dear Sir,

We hereby, certify that, for the project “**Platinum Capital**” Commercial Development located at **S. No. 81/27 (pt), Corresponding CTS No. 1340 Mouje Mundhwa, Pune by M/s A Advani Properties LLP.** The project had earlier received Environmental Clearance vide No. SIA/MH/MIS/129500/2019 dated April 29th, 2021 for the construction area 25,115.20m² (FSI: 13,891.11 m² + Non FSI: 15,297.85 m²).

Now, applied for Expansion in EC for Total Construction Built up area 30101.66 m², based on revised sanction plan No. CC/0690/21, D.P.O Zone No. 04, dated: 24/06/2021.

Pre-excavation soil stabilization work in the form of shore piling at the building periphery has been completed and excavation as per earlier approved EC parameter has been commenced at site.

We certify that no RCC construction work has been carried out on ground till date of SEIAA hearing since last appraisal.

This is for your information and record.

Thanking you,

M. B. Chaudhari

for M. B. Chaudhari & Assoc.



SITE PHOTOGRAPHS



ENGG. OFFICE



CURRENT SITE STATUS



EXCAVATION SIDE PROTECTION



LABOR TOILETS FACILITY



TREE PLANTATION AROUND SITE OFFICE 1



TREE PLANTATION AROUND SITE OFFICE 2



TREE PLANTATION AROUND SITE OFFICE 3



RO PLANT FOR DRINKING WATER FACILITY



SAFETY WEEK











Platinum Capital

Koregaon Park NX, Pune Commercial Project



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🗨 Enquire +