



Jain Ashapuri Developers

UNIT - II

Sr. No. 44 (Part), Kondhwa Khurd, Market Yard Annexe, Pune - 48.

Date: 01/12/2023

To,
Additional Principal Chief Conservator of Forests,
Ministry of Environment, Forest & Climate Change,
Regional Office (West Central Zone),
Ground Floor, East Wing,
"New Secretary Building"
Civil Lines, Nagpur - 440001

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report for the April 2023 to September 2023

Project: Proposed Construction Project "Eisha Garnet" by "M/s. Jain Ashapuri Developers Unit II" at "S. No. 44/2/1/2, Kondhwa Khurd, Tal. Haveli, Dist. Pune"

Reference: EC Letter No. SIA/MH/MIS/230416/2021 dated 30.09.2022
EC Identification No. - EC22B038MH187478

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the April 2023 to September 2023. This is for your kind information and consideration.

Thanking You,

Yours Faithfully
For "M/s. Jain Ashapuri Developers Unit II"

Authorized Signatory



Encl.:

- 1) Project details in MoEF format (Part-I &II).
- 2) Six Monthly Compliance Submission

Copy To,

- 1) Sub Regional Officer, Maharashtra Pollution Control Board, Jog Center, Pune - 03
- 2) Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai - 22.
- 3) Environment Department, Room No. 217, 2nd Floor, Mantralaya, Annexe, Mumbai-32.

**ENVIRONMENTAL CLEARANCE
COMPLIANCE REPORT**

**For the period of
(April 2023 to September 2023)**

**For
Proposed Construction Project
"Eisha Garnet"**

**At
"S. No. 44/2/1/2, Kondhwa Khurd, Tal. Haveli, Dist. Pune"**

**By
"M/s. Jain Ashapuri Developers Unit II"**

**EC Letter No. SIA/MH/MIS/230416/2021 dated 30.09.2022
EC Identification No. - EC22B038MH187478**

Monitoring the Implementation of Environmental Safeguards

**Ministry of Environment, Forest & Climate Change
Regional Office (West Central Zone), Nagpur
Monitoring Report Data Sheet (Part – I)**

Project Details

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8 'A' of EIA Notification 2006)
2.	Name of the Project	Proposed Construction Project "Eisha Garnet" by "M/s. Jain Ashapuri Developers Unit II"
3.	Clearance letter(s) /OM NO.& date	EC Letter No. SIA/MH/MIS/230416/2021 dated 30.09.2022 (EC Identification No. - EC22B038MH187478)
4.	Location	S. No. 44/2/1/2, Kondhwa Khurd, Tal. Haveli, Dist. Pune
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18 ⁰ 27'55.15"N 73 ⁰ 52'46.22"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Jayesh Jain S. No. 44/1/2a/1/2/3, Part Bibwewadi Katraj Road Mob. No. 937381085
	b) Address of executive project engineer/manager (with pin code/ fax numbers)	
6.	Salient Features	
	a) of the project	• EC is attached.
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 4389.1 Sq. m Total Approved Built up Area : 22176.94 Sq. m RG Area : 438.91 Sq. m
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only	Not Applicable.

	provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial Details :	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Project Cost- 45 Crore Construction is not yet initiated.
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (Pollution Control Measures) – 144 Lacs O&M Cost (Construction Phase) – 17 Lacs/year O&M Cost (Operation Phase) – 21 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction is not yet initiated.
10.	Forest Land Requirement	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	Construction is not yet initiated.
13.	Reason for delay if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

Point Wise Compliance Report – Part II

I. SPECIFIC CONDITIONS - SEAC

Sr.	Conditions	Compliance
I)	PP to abide the all the conditions mentioned in the fire NOC	Complied. Compliance submitted to SEIAA
II)	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP Consented to Condition
III)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

II. SPECIFIC CONDITIONS - SEIAA

Sr.	Conditions	Compliance
I)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition. Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has consented to Condition. PP propose total saving 10 % & Solar Saving 12 %.
III)	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.	PP has consented to condition. The project proponent has taken various measures to comply with the Standard EC conditions relating to construction phase.
IV)	SEIAA decided to grant EC for- FSI: 17295.79 m ² & Non-FSI: 4881.15 m ² and Total BUA: 22176.94 m ² (Plan Approval No. CC/4251/21, Dated 31.03.2022)	Noted.

III. GENERAL CONDITIONS

Construction Phase (As project is at 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.	Construction is not yet initiated.
II.	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	PP has consented to Condition.
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.	No Hazardous waste material will be generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Construction is not yet initiated.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition. PP will made arrangement for the waste water and storm water do not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Construction is not yet initiated.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water extraction takes place.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing ground water
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	PP has consented to Condition.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition. PP will strictly adhere the stipulated condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Construction is not yet initiated.
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to Condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Construction is not yet initiated.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and	PP has consented to Condition.

	Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Construction is not yet initiated.
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	PP has consented to Condition.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied. Project proponent has made Separate Environment Cell for regular supervision

Environment Management Plan

INTRODUCTION

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

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

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

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

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

During Construction Phase

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

The following measures will be adopted during construction phase:

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

Environment Management Plan

During Operation Phase

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

Land Environment

During Construction Phase

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

Construction debris:

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

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

During Operation Phase

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

Air Environment

During Construction Phase

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

Following measures will be carried out for further environmental improvements:

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

Environment Management Plan

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

Operation Phase

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

Vehicle Emission Controls

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

Landscape Development

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

Noise Environment

Construction Phase

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

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

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

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

Environment Management Plan

Operation Phase

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

Minimizing water consumption

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

Usage:

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

BIOLOGICAL ENVIRONMENT

Construction Phase

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

Operation Phase

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

Plantation & Landscaping

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

Environment Management Plan

Environment Monitoring Cell

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

Environmental Management Audits

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

Organization & Environment Management Cell

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

Environment Management Plan

Responsibilities of Environment monitoring cell

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

Environment Management Plan

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

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

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

AMBIENT AIR MONITORING REPORT

Client Name : M/s. Jain Ashapuri Developers Unit II, Site - Eisha Garnet, Plot C, Kondhwa Budruk, Pune	Report No. : SL/22-23/AP/321
	Inward Date : 02/03/2023
	Analysis Date : 02/03/2023
	Report Date : 03/03/2023

AMBIENT MONITORING DETAILS

Date of Sampling : 02/03/2023	Time: 12:00 am	Location : Near Main Gate
Monitoring Representative : Mr. Akshay		Collected By : SATPL Team

METROLOGICAL DATA

Wind Velocity (km/hrs) : 3.25	Ambient Temperature °C : 25
Wind Direction : East to west	Humidity % : 51
Dry Bulb Temperature °C : 24	Wet Bulb Temperature °C : 21

RESULTS

Sr. No.	Parameters	Unit	Reference Method	Results	NAAQS Limits (2009)
1	Sulphur Dioxide (SO ₂)	µg/m ³	IS 5182 (Part 2):2001	13.39	≤ 80
2	Nitrogen Dioxide (NO ₂)	µg/m ³	IS 5182 (Part 6):2006	10.35	≤ 80
3	Particulate Matter PM ₁₀	µg/m ³	IS 5182 (Part 23):2006	51.66	≤ 100
4	Particulate Matter PM _{2.5}	µg/m ³	CPCB Guidelines Vol.-1 2013	22.76	≤ 60
5	Carbon Monoxide (CO)	mg/ m ³	IS 5182 (Part 10):2003	0.02	≤ 04(1hr)
6	Lead as (Pb)	µg/m ³	IS 5182 (Part 22):2004	BDL	≤ 1.0
7	Ozone (O ₃)	µg/m ³	IS 5182 (Part 9):1974	6.57	≤ 180(1hr)
8	Ammonia (NH ₃)	µg/m ³	APHA-401-1988	14.25	≤ 400
9	Benzene (C ₆ H ₆)	µg/m ³	IS 5182 (Part 11):2006	BDL	≤ 05
10	Benzo(a)Pyrene (BaP)	ng/m ³	IS 5182 (Part 12):2004	BDL	≤ 01
11	Arsenic (As)	ng/m ³	APHA-3 rd Edition-302	BDL	≤ 06
12	Nickel (Ni)	ng/m ³	APHA-3 rd Edition 16	BDL	≤ 20

Note: NAAQS = National Ambient Air Quality Standards, **BDL**= Below Detectable Limit.**DETAILS OF INSTRUMENT USED**

Instrument Used :	Respirable Dust Sampler (RDS)
Date of calibration :	02/02/2023
Validity	11/06/2023

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

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

Authorized Signatory**Mr. Pramod Thombare**
(Government Analyst)

Page 1 of 1




||Shreeji||

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

TEST REPORT					04/03/2023
Sample / Report No.	SL/22-23/EG/239				
Name of Customer	M/s. Jain Ashapuri Developers Unit II				
Address of Customer	Eisha Garnet, Plot C, Kondhwa Budruk, Pune				
Order / Reference	As per TRF dated 01/02/2023				
Sample declaration as provided by customer :					
Nature of Sample	DRINKING WATER FOR LABOUR				
Batch No.	NA				
Sample Drawn by	Client on 01/03/2023	Sample Received On	01/03/2023		
Start of Analysis	01/03/2023	End of Analysis	03/03/2023		
Sample Container	Plastic Can	Sample Quantity	05 lit.		
Sampling Procedure	IS 3025 (Part 1) & IS 1622				
Limits	As per IS10500:2012 standards				
Parameters	Results	Limits	Unit	Method	
Chemical Testing					
pH	6.12	6.5 - 8.5	----	IS 3025 (Part 11):2002	
Total Dissolved Solids (TDS)	97.0	500.0 Max	mg/lit	IS 3025 (Part 16):2006	
Chlorides as Cl ⁻	13.3	250.0 Max	mg/lit	IS 3025 (Part 32):2007	
Sulphate as SO ₄	3.13	200.0Max	mg/lit	IS 3025 (Part 24):2009	
Calcium	7.01	75.0 Max	mg/lit	IS 3025 (Part 40):2003	
Magnesium	4.32	30.0 Max	mg/lit	IS 3025 (Part 46):2003	
Total Hardness	41.0	200.0 Max	mg/lit	IS 3025 (Part 21):2009	
Iron	<0.12	1.0 Max	mg/lit	IS 3025 (Part 2):2004	
Turbidity	0.30	1.0 Max	NTU	IS 3025 (Part 10):2002	
Nitrate	0.12	45.0 Max	mg/lit	IS 3025 (Part 34):2009	
Residual Free Chlorine	BDL	0.2 Min	mg/lit	APHA,23 rd edition 2017:4500-ClB	
Odour	Agreeable	Agreeable	----	IS 3025 (Part 5):2006	
Colour	BDL	5.0 Max	Hazen	IS 3025 (Part 4):2006	
Total Alkalinity	33.5	200.0 Max	mg/lit	IS 3025 (Part 23):2003	
Potassium as K	BDL	NS	mg/lit	IS 3025: (Part 02):2004	
Sodium as Na	BDL	NS	mg/lit	IS 3025: (Part 02): 2004	
Note: NA-Not Applicable, NTU- Nephelometric Turbidity Unit, BDL- Below Detectable Limit.					
Remark: - The Sample analyzed for above parameters is within the prescribed limits of IS 10500:2012.					
-----End of Test Report-----					
				Authorized Signatory	
					
				Mr. Pramod Thombare (Government Analyst)	

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

Page 1 of 1

**SHREEJI AQUA TREATMENT PVT. LTD.***We treat WATER under one roof*

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

AMBIENT NOISE MONITORING REPORT

Client Name : M/s. Jain Ashapuri Developers Unit II, Eisha Garnet, Plot C, Kondhwa Budruk, Pune	Report No. : SL/22-23/JP/242
	Inward Date : 03/04/2023
	Analysis Date : 03/04/2023
	Report Date : 04/04/2023

NOISE MONITORING

Sr. No.	LOCATIONS	NOISE LEVEL READING IN dB (A)		NOISE STANDARD in dB (A) FOR DAY TIME, NIGHT TIME.
		Day	Night	
1	Near Main Gate	54.5	45.5	Day Time -65/Night Time 55db

REMARK: As per above mentioned report, all locations meets with the limit of noise standards.**DETAILS OF INSTRUMENT USED**

Instrument Used	Sound Level Meter
Date of Calibration	02/03/2023
Validity	15/06/2023

----- **END OF THE REPORT** -----**Authorized Signatory****Mr. Pramod Thombare**
(Government Analyst)

Page 1 of 1

SITE PHOTOGRAPH





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

To,

The Partner
M/S. JAIN ASHAPURI DEVELOPERS UNIT II
s no 44 part Bibwewadi Katraj Rd Kondhawa Budruk -411042

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/230416/2021 dated 23 Sep 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B038MH187478 |
| 2. File No. | SIA/MH/MIS/230416/2021 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Project "Eisha Garnet" at Kondhwa Khurd, Pune by Jain Ashapuri Developers Unit II |
| 7. Name of Company/Organization | M/S. JAIN ASHAPURI DEVELOPERS UNIT II |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 30/09/2022

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

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

This is a computer generated cover page.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/230416/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Jain Ashapuri Developers Unit II,
S No 44/2/1/2, Gangadham Katraj Road,
Village Kondhwa Khurd, Taluka Haveli,
District Pune.

Subject : Environmental Clearance for Proposed Project "Eisha Garnet" at S No 44/2/1/2, Gangadham Katraj Road, Village Kondhwa Khurd taluka Haveli District Pune by M/s.Jain Ashapuri Developers Unit II

Reference : Application no. SIA/MH/MIS/230416/2021

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

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

1.	Proposal Number	PARIVESH NO: MIS/230416	
2.	Name of Project	Proposed Project "Eisha Garnet" at Kondhwa Khurd, Pune by Jain Ashapuri Developers Unit II	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jayesh Jain, M/s Jain Ashapuri Developers Unit II
		Regd. Office address	S.No 44/1/2a/1/2/3, Part Bibwewadi Katraj Road,
		Contact number	9373781085
		e-mail	Jayeshjain7292yahoo.in
6.	Consultant	ACO Name: M/s. COGNIZANCE RESEARCH INDIA PRIVATE LTD. (CRIPL) NABET Certificate No.: NABET/EIA/1922/RA0151	
7.	Applied for	New	
8.	Details of previous EC	NA	
9.	Location of the project	S No 44/2/1/2, Gangadham Katraj Road, Village Kondhwa Khurd taluka Haveli District Pune State Maharashtra 411048	
10.	Latitude and Longitude	18°27'55.15"N, 73°52'46.22"E	

11.	Total Plot Area (m2)	4389.1				
12.	Deductions (m2)	115.55				
13.	Net Plot area (m2)	4273.55				
14.	Proposed FSI area (m2)	17295.79				
15.	Proposed Non-FSI area (m2)	4881.15				
16.	Proposed TBUA (m2)	22176.94				
17.	TBUA (m2) approved by Planning Authority till date	As per IOD				
18.	Total Project Cost (Rs.)	450000000				
19.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		Details in CER activities annexure				
20.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change	
	Previous EC / Existing Building		Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	-	-	-	Wing A	GP+P+14 FL.	44.95 M.
	-	-	-	Wing B	GP+P+14 FL.	44.95 M.
-	-	-	Wing C	GP+P+14 FL.	44.95 M.	
21.	Total number of tenements	166 Commercial Area - 507.93 Sq m				
22.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	79.00	Fresh Water	79.00	
		Recycled	43.00	Recycled	40.00	
		Swimming Pool	0	Swimming Pool	0	
		Flushing	40.00	Flushing	40.00	
		Total	122.00	Total	119.00	
Waste water generation	111.00	Waste water generation	111.00			

23.	Water Storage Capacity for Firefighting / UGT	As per NOC			
24.	Source of water	PMC			
25.	Rainwater Harvesting (RWH)	Level of the Ground water table	15-20m		
		Size and no of RWH tank(s) and Quantity	N.A.		
		Quantity and size of recharge pits	Quantity: 4 Nos & Size: 2mX2mX2m		
		Details of UGT tanks if any	Domestic	118	
			Flushing	40	
Fire	As per NOC				
26.	Sewage and Waste water	Sewage generation in CMD	111.00		
		STP technology	MBBR		
		Capacity of STP (CMD)	115		
27.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	3	Through authorized agency	
		Wet waste	2	Through authorized agency	
		Construction waste	5	Through authorized agency	
28.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	190	Handed over to Authorized Agency	
		Wet waste	265	In-situ Composting	
		Hazardous waste	Negligible	Negligible	
		Biomedical waste	N.A.	N.A.	
		E-Waste	1.56	Handed over to Authorized Dismantler / Recycler	
		STP Sludge (dry)	15.50	In-situ Composting	
29.	Green Belt Development	Total RG area (m2)	438.91		
		Existing trees on plot	5		
		Number of trees to be planted	60		
		Number of trees to be cut	0		
		Number of trees to be transplanted	NIL		
30.	Power requirement	Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	116.25 KVA		
		During Operation phase (Connected load)	1099 KW		
		During Operation	564 KVA		

		phase (Demand load)			
		Transformer	630 KVA X 1 Nos		
		DG set	200 KVA X 1 Nos		
		Fuel used	Diesel		
31.	Details of Energy saving	Measures to reduce energy consumption: Ø Generally we have proposed high efficiency transformer, motors etc. to reduce losses. Ø Electronic Ballasts and Energy efficient lamp source either triposphere or LED are proposed for common area & general lighting with automatic time-based control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures.			
32.	Environmental Management plan budget during Construction phase	No.	Details	Cost	
		1	Water for Construction, Labour & Dust Suppression	Rs. 4 Lacs	
		2	Site Sanitation & Health & Safety PPE Kits	Rs. 3 Lacs	
		3	Environmental Monitoring	Rs. 4 Lacs	
		4	Disinfection & Health & Safety	Rs. 3 Lacs	
		5	Health Check up	Rs. 3 Lacs	
33.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. In Lacs)	O&M (Rs. In Lacs/Yr)
		Sewage treatment	Waste Water Management	29.30	4.90
		RWH	RWH Pits	4.35	0.75
		Solid Waste	Organic Waste Composting	10.50	3.00
		Green belt development	Tree Plantation	4.72	1.80
		Energy saving	Energy Conservation	42.00	2.00
		Environmental Monitoring	Pollution Control	0	6
		Disaster Management	Fire & LA	53.83	2.69
		PPE Kits Health & Safety	Biomedical Waste Management	0	1
34.	Traffic Management	Type	Required as per DCR	Actual Provided	Parking Area (m2) 5,346.00
		4-Wheeler	128	128	
		2-Wheeler	502	502	
		Bicycles	0	0	
35.	Details of Court cases / litigation w.r.t. the project and project location if any	NA			

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

Specific Conditions:

A. SEAC Conditions-

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

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –17295.79 m², Non FSI- 4881.15, Total BUA- 22176.94 m². (Plan approval No.CC/4251/21, dated- 31.03.2022).

General Conditions:

a) Construction Phase :-

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

with Ground Water Authority.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

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

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

C) General EC Conditions:-


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

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

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

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

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


Manisha Patankar-Mhaskar
(Member Secretary, SEIAA) 29/9/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiska
Member Secretary

Date: 9/30/2022 11:57:10 AM

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/S.S.I

No:- Format1.0/JD (WPC)/UAN No.0000155815/CE/2306001583

Date: 21/06/2023

To,
EISHA GARNET BY M/s JAIN ASHAPURI
DEVELOPERS UNIT-II, S NO. 44/2/1/2,
GANGADHAM KATRAJ ROAD, VILLAGE-
KONDHWA KHURD, TALUKA- HAVELI, DIST-
PUNE



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

Ref: Application submitted by Sub Regional Officer, Pune-I

Your application NO. MPCB-CONSENT-0000155815

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

- The Consent to Establish is granted for period up to Commissioning of the project or Five Years whichever is earlier**
- The capital investment of the project is Rs.45 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for building construction project named as EISHA GARNET BY M/s JAIN ASHAPURI DEVELOPERS UNIT-II, S NO. 44/2/1/2, GANGADHAM KATRAJ ROAD, VILLAGE- KONDHWA KHURD, TALUKA- HAVELI, DIST- PUNE, on Total Plot Area of 4389.10 SqMtrs for proposed total construction BUA of 22176.94 SqMtrs as per EC granted dated 30.09.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 30.09.2022	4389.10	22176.94

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	111.00	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	DG SET-200 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	BIODEGRADABLE WASTE	265 Kg/Day	OWC with Composting/Bio digester with composting facility	As Manure
2	NON-BIODEGRADABLE WASTE	190 Kg/Day	Segregation	To Local Body
3	STP SLUDGE	15.50 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	1.56	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/230416/2021 dtd 30.09.2022 for building Construction project having total plot area 4389.1 sq.mt. & Proposed total Construction BUA 22176.94 sq.mt.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



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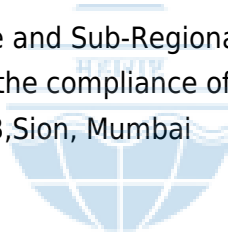
Signed by: Dr. J. B. Sangewar
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-06-21 16:29:51 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-16960	21/02/2023	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 **115 CMD for treatment of domestic effluent of 111.00 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	120.50
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG SET-200 kVA	Acoustic Enclosure	3.00	HSD 54.57 Ltr/Hr	1	SO ₂	26.19 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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/alteration 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/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance	Up to Commissioning of the Project	Up to Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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.

कार्यकारी अभियंता कार्यालय
मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका
जावक क्र.:- १५२२
दिनांक :- २१/१/२०२१

प्रति,
मे.जैन आशापुरी डेव्हलपर्स तर्फे जयेश बाबुलाल जैन व इतर.
सर्वे.नं.४४ (पार्ट) कोढवा खु.
मार्केट यार्ड अनेक्स पुणे-४८

यांजकडेस...

विषय : पुणे पेठ कोढवा खु, ता हवेली, जि.पुणे येथील स.नं.४४/१/२ A+ ४४/२/२+४४/२/३/२/१+४४/२/३/३+४४/२/३/६+४४/२/३/२/९+४५/१/५/३(पार्ट)+४५/१/८(पार्ट)+४४/२/१/२(पार्ट)+४४/१/२/३/१/२+४४/१/३/५/१५+४४/२/३/२/७ या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्लॉट सी प्रोव्हीजनल दाखला मिळणेबाबत.

संदर्भ : आपले पत्र आ.क्र.८५३ दि. ०७/१२/२०२०

महोदय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण पुणे पेठ कोढवा खु, ता हवेली, जि.पुणे येथील स.नं.४४/१/२ A+ ४४/२/२+४४/२/३/२/१+४४/२/३/३+४४/२/३/६+४४/२/३/२/९+४५/१/५/३(पार्ट)+४५/१/८(पार्ट)+४४/२/१/२(पार्ट)+४४/१/२/३/१/१/२+४४/१/३/५/१५+४४/२/३/२/७ प्लॉट सी या मिळकतीसाठी ड्रेनेज डेव्हलपमेंट चार्जेस महानगरपालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील बाबी प्रस्तावीत केलेल्या आहेत.

- १ मिळकतीचे क्षेत्रफळ - ४३८९.१० चौ.मी.
- २ बिल्टअप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) - १०८१०.९७ चौ.मी. + ९,५९६.५१ चौ.मी. = २०,४०६.३८ चौ.मी.
- ३ इमारतीची संख्या आणि उंची - इमारती-३ (बिल्डिंग A,B,C - ४४.९० मि.उंची)
- ४ निवासी सदनिका संख्या - सदनिका-१२०
- ५ व्यापारी गाळे - आहे.
- ६ मान्य नकाशा प्रत - आहे.
- ७ जा.क्र.CC/०४०५/२०२० दि.३१/०८/२०२० - प्रस्तावित आहे.
- ८ आवश्यक पाणी पुरवठा - १११.०० KLD
- ९ तयार होणारे मैलापाणी - ११९.०० KLD
- १० सिवरोज टिंटमेंट प्लॉटची आवश्यक क्षमता - ११५.०० KLD
- ११ सिवरोज टिंटमेंट प्लॉटची प्रस्तावित क्षमता - ११५.०० KLD
- १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल - प्रस्तावित केलेला आहे.
- १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे - आहे.
- १४ पाण्याचा पूर्णवापर करण्याच्या उपाययोजना - गार्डन, फ्लशिंग व इत्यादी
- १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना - एस.टी.पी अबोव ग्राऊंड

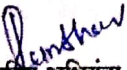
वरील प्रमाणे संदर्भ क्र.१ अन्वये प्रस्ताव दाखल केलेला आहे. त्या अनुषंगाने मलनिःसारण विभागामार्फत खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला देण्यात येत आहे.

- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनिःसारण नलिकेस जोडू नये.
- २) पावसाळ्यातील पाण्याची बोअरवेल घेऊन पाणी जिरवण्याची व्यवस्था स्वतंत्रपणे करणेत यावी.
- ३) सदर प्रकल्पासाठी (115 KLD) घमी प्रतिदिन क्षमतेचा मैलाशुध्दीकरण केंद्र बांधण्यात यावे.
- ४) मैलाशुध्दीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) प्रस्तुत प्रकल्पासाठी वरील संदर्भात नमूद केलेल्या ईसी व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- ६) पुणे महानगरपालिका आरोग्य उप विधी मधील तरतुदी बंधनकारक राहतील.
- ७) मंजूर नकाशांमध्ये बदल झाल्यास नव्याने प्रस्ताव दाखल करून मंजूर करून घेणे बंधनकारक राहिल.


विशेष अट :- १) प्रक्रिया केलेले सांडपाण्याचा पुर्नवापर इमारतीच्या अंतर्गत टॉयलेट फ्लशिंग गार्डनिंग इ. करावा.

विषयांकित मिळकतीमधील अस्तित्वातील मलवाहिनी जोडाकरीता भविष्यात प्रस्ताव दाखल केल्यानंतर त्या परिसरातील अस्तित्वातील म.न.पा च्या मलवाहिनीस जोडणेस स्वतंत्रपणे मंजूरी घेणे आवश्यक आहे.

तरी सदरचे नाहरकत प्रमाणपत्र पर्यावरण दाखल्यासाठी देणेत येत आहे.


कनिष्ठ अभियंता

मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका


उप अभियंता

मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका



प्रकार्यकारी अभियंता
मलनिःसारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

Date: 29th Oct 2021

To,
Jain Ashapuri Developers Unit II
Sr No 44 2/1/2, Plot C Gangadham Katraj Road Kondhwa Khurd Pune-411048

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "Proposed Project "Eisha Garnet"" situated at S No 44/2/1/2, Plot C, Gangadham Katraj Road, Village Kondhwa Khurd taluka Haveli District Pune State Maharashtra 411048

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

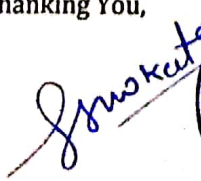

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: **190Kg/Day, E Waste— 47.58Kg/Month**) from your registered project "Proposed Project "Eisha Garnet"" situated at S No 44/2/1/2, Plot C, Gangadham Katraj Road, Village Kondhwa Khurd taluka Haveli District Pune State Maharashtra 411048 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 265Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

29th Oct 2021



कार्यकारी अभियंता कार्यालय
लष्कर पाणीपुरवठा विभाग
पुणे महानगरपालिका
जावक क्र.: 511
दिनांक :- 03/06/2022

PROVISIONAL ENVIRONMENT CERTIFICATE

श्री. जयेश बी. जैन,
पत्ता:- स.नं. ४४ (पार्ट) कोढवा,
मार्केटयार्ड अँनेक्स, पुणे ४८.

विषय :- मौजे- कोढवाखुर्द, ता.-हवेली, जिल्हा-पुणे येथील स.नं. ४४/१/२+४४/२/२+४४/२/३/२/१+४४/२/३/३
+४४/२/३/२/६+४४/२/३/२/९+४४/१/५/३ (पी)+४५/१/८ (पी)+४४/२/१/२(पी)+४४/१/२/३/१/१/२
+४४/१/३/५/१५+४४/२/३/२/३, प्लॉट 'C' साठी या मिळकतीवर होणाऱ्या गृह प्रकल्पासाठी पर्यावरण
ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ :- १. लष्कर पाणीपुरवठा विभागाम प्राप्त झालेले पत्र आ.क्र.१५४०, दि.०२/१२/२०२०.
२. बांधकाम विकास विभाग, पुणे मनपा, जा.क्र.मि.म.क्र. CC/0405/20 दि.३१/०८/२०२० अन्वयेची
कमेन्समेंट सर्टीफिकेट.
३. लष्कर पाणीपुरवठा विभागाम प्राप्त झालेले पत्र आ.क्र.७०७, दि.०१/०६/२०२२.

संदर्भ क्र.१ चे पत्रान्वये विषयांकित नियोजित प्रकल्पाम पर्यावरण ना हरकत प्रमाणपत्र मिळण्यासाठी
पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखल्याची मागणी केली आहे. सदर प्रकल्प एकूण २२१७६.९४
चौ.मी. क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पासाठी ७९ KLD प्रति दिवस पाण्याची मागणी आहे. त्या अन्वये
विषयांकित मिळकतीस पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखला खालील १ ते १४ अटीवर देण्यात येत
आहे.

- १) विषयांकित मिळकतीवरील गृहप्रकल्पासाठी भोगवटा पत्राच्या प्रमाणात पाणीपुरवठा करण्याकरिता
नळजोड प्रस्ताव सादर करावा लागेल.
- २) विकासकामे स्वखर्चाने मनपाचे सूचनेनुसार जलवाहिनी विकसित करावी लागेल.
- ३) एस.टी.पी.बाबत स्वतंत्र माहिती खाल्यास सादर करावी लागेल.
- ४) जागेवर बांधकाम चालू करण्यापूर्वी मिळकती मधील मनपाच्या नळ जोडावरील धकदाकी भरून घेऊन सदर
नळजोड बंद केले जाईल.
- ५) इमारतीचे पिण्याचे पाणी, वापरायचे पाणी, फ्लशिंगचे पाणी इ.कारणासाठी स्वतंत्र व्यवस्था करणे आवश्यक.
- ६) सदर प्रकल्पाकरिता पाण्याच्या उपलब्धतेनुसार पुणे मनपाकडून होणारा पाणीपुरवठा वगळता जादा
पाण्याची व्यवस्था विकासक यांस स्वतः च्या खर्चाने करावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज ५ लिटर प्रति मिनिटा पेक्षा कमी डिस्चार्ज असणाऱ्या आवश्यक.
- ८) सर्व कामे मुश्कम कन्सल्टंट यांचे कडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेळ.
- १०) प्रवर्तकाचे तज सल्लागार यांनी प्रस्तावित प्रकल्पात एकूण निवामी सदनिकांकरिता ७९ KLD प्रति दिवस
पाण्याची मागणी केली असून गृहस्थितीत सदर ठिकाणी पुणे महानगरपालिकेचे पाणीपुरवठा नेटवर्क
उपलब्ध असून तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमांनुसार धोरणानुसार यापुढील
कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) मिळकतीची ले आउट मान्य झाल्यानंतर काम चालू करण्याचा दाखला व ले आउट मान्यतेची प्रत खाल्यास
सादर करणार व वॉटर लाईन डेव्हलपमेंटचा फरक किंवा वॉटर लाईन शुल्क, मीटर ना हरकत प्रमाणपत्र
मागण्यापूर्वी मनपा कोषागारात भरावा लागेल अथवा वॉटर लाईन डेव्हलपमेंट करावी लागेल.
- १२) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या प्रमाणात त्यावेळेच्या मान्य धोरणानुसार व नियमानुसार
पाणीपुरवठा उपलब्ध केला जाईल.
- १३) सदर प्रकरणी अपुल्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडील सादर केलेल्या हमीपत्राम (नोटरी) श्री.
जयेश बी. जैन यांचे नोटरी रजिस्टर अ.क्र. १२२१/२०२० दि.१६/१२/२०२० अधीन राहणार आहे.
- १४) भविष्यात पाणीसाठी मनपा नियम, नैसर्गिक परिस्थिती व उपलब्ध पाणीसाठी यावर अवलंबून असेल
- १५) कार्यकारी अभियंता लष्कर पाणीपुरवठा कार्यालय यांचे जा.क्र.१२३३ दि. २४/१२/२०२० अन्वये देण्यात
आलेले ना- हरकत प्रमाणपत्र रद्द गमजण्यात यावे व सुधारित नव्याने ना-हरकत प्रमाणपत्र देण्यात येत आहे.
कळावे.


कार्यकारी अभियंता

लष्कर पाणीपुरवठा विभाग
पुणे महानगरपालिका



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