

BANER PASHAN 5 REALTY LLP

Date: 15.12.2024

To,
The Chief Conservator of Forest,
Ministry of Environment,
Forests & Climate Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building, Civil Lines,
Nagpur- 440001

Subject: Half yearly compliance report for the period of December 2024.

Reference: EC No. EC22B038MH120028 dated 30.09.2022

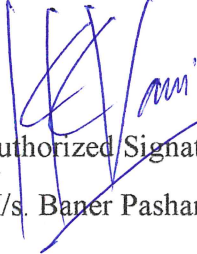
Respected Sir,

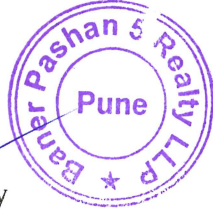
This is with reference to the proposal for grant of Proposed commercial project by M/s. Baner Pashan 5 Realty LLP.

We are submitting the 6 monthly compliance reports with required annexures of the above referred project.

Kindly acknowledge the same.

Yours Sincerely


Authorized Signatory
M/s. Baner Pashan 5 Realty LLP



SIX MONTHLY COMPLIANCE REPORT

For

Proposed commercial project by M/s.

Baner Pashan 5 Realty LLP

(June-December 2024)

S. No.	Conditions as per EC	Compliance Status
	<u>Specific Conditions:</u>	
B.	<u>SEIAA Conditions:</u>	
1.	PP has provided mandatory RG area of 800.23 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	We have provided mandatory RG 800.23 m ² on mother earth.
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.	Noted and will be complied PP will keep open space unpaved to ensure permeability of water and provided grass pavers of suitable types and 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.	Arrangements have been made 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 dated 04.01.2019	The project proponent will take measures to comply with the Standard EC conditions relating to construction phase. PP will ensure to comply with the conditions relating to the operation phase once the construction is completed. Detailed compliance status has not been prepared for operation phase conditions since the project is under construction phase only.
5.	SEIAA after deliberation decided to grant EC for- FSI- 54,560 m ² , Non FSI- 29,568.84 m ² , total BUA- 84,128.84 m ² . (Plan approval No- Zone- 3/3705, dated- 19.09.2022)	Noted
	<u>General Conditions:</u>	
a)	<u>Construction Phase:</u>	
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.	During construction phase, there is generation of Dry Waste is 8 Kg/day and will be handed over to SWaCH.
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.	Debris generated on site will be reused on site for back-filling & Remaining is handed over to PMC.
III.	Any hazardous waste generated during construction	No Hazardous waste material will be

	phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	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.	PP will make arrangement for drinking water and sanitary facility for construction workers. Photographs attached as Annexure 5 .
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	PP will make arrangement for the waste water and storm water so that it will not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For water conservation measures, use of ready-mix concrete and practice of curing agents will regularly use.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted and will be complied No ground water extraction will be carried out.
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.	Noted and will be complied. PP will not draw ground water in this project and permission for basement is taken from PMC.
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	Water fixtures of low flow will be used wherever possible to reduce the water consumption.
X.	The Energy Conservation Building code shall be strictly adhered to.	Noted and will be complied
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The generated topsoil will be store and will be used for landscaping purpose.
XII.	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.	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.	Noted. Samples were tested and monitoring reports attached as Annexure 2
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has ensured to adhere to 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	Noted. Diesel generator sets having low sulphur diesel consumption used.

	(Protection) Rules prescribed for air and noise emission standards	
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Vehicles hired for bringing construction material to the site has been regularly maintained/monitored and vehicles were covered to avoid spillage/leakage. PUC attached as Annexure 6
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Noted and complied Ambient Noise level and Ambient Air monitoring has been carried out through MoEF approved laboratory. Monitoring reports attached as Annexure 2.
XVIII.	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.	Noted and will be complied 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).
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Noted and complied Project proponent has made Separate Environment Cell for regular supervision.
b) Operation Phase:		
I.	a) The solid waste generated should be properly collected and segregated b) Wet waste should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises C) dry/inert solid waste should be disposed of to the approved sites for land filling after recyclable material.	Noted and will be complied The solid waste generated during Operation phase will be segregated and handed over to authorized dealer for further disposal, Wet waste will be converted to manure after treatment in organic waste convertor
II.	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016	Noted and will be complied E-waste will 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	STP of 340 KLD will be installed on site. Treated water will be reused on site for

	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 odor 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.	flushing & gardening. Excess treated water will be discharged to nearest municipal drainage. All the necessary measures will be taken to mitigate the odor problem from STP.
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during SEIAA hearing, 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.	Noted and will be complied STP of 340 KLD will be installed on site. The treated sewage water will be used for flushing and gardening.
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.	Noted and will be complied Water NOC and drainage NOC has been received. Treated water will be reused in site for flushing and gardening. Excess water will be disposed as per environmental law.
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 place should be utilized.	Entry and Exit points will separately build to avoid traffic congestion and parking is fully internalized so that public place has not to be utilized
VII.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Noted and will be complied
VIII.	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept.	Noted and will be complied Landscape area provided is more than 10% on virgin land as required. Native species has been proposed
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and will be complied To avoid the risk of pandemic situation precaution will take on site i.e., sanitation, thermal checkup and provision will be made for labor.
X.	Separate funds shall be allocated for implementation of environment protection	Noted and will be complied

	measures/EMP along with item-wise break up. These costs shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for the 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 Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen on Gov. website	Complied. Newspaper advertisement has been given in local newspaper in English and Marathi language advertisement attached as Annexure 4.
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.	Noted and complied
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 CO2, NOx (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at convenient location near the main gate of the company in the public domain.	Noted and complied
	<u>General EC Conditions</u>	
I.	PP has to strictly abide by the conditions stipulated by the SEAC and SEIAA	Noted. We abide by conditions, if there is any deviation in proposal, we will approach to SEAC & SEIAA.
II.	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept. before start of any construction work	Yes, we have obtained Consent to Establish for the project from MPCB vide no. Format1.0/CC/UAN No.0000143045/CE/2301001512 dated 17.01.2023. Attached as Annexure 3.
III.	Under the Provisions of Environment protection act, 1986, legal construction shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted and complied Environmental clearance has been obtained from the Environmental Department prior to the construction, EC22B038MH120028 dated 30.09.2022

		attached as Annexure 1.
IV.	The project Proponent shall also submit Six Monthly on the status of compliance of the stipulated EC Conditions including result of monitoring data (both hard copies as well as by email) to the respective Regional Office MoEF, zonal office of CPCB and SPCB	Noted and complied PP is submitting Six monthly compliance reports to the department and MPCB.
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	Noted and will be complied
VI.	No further expansion or modifications, other than mentioned in 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 the those submitted SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted and complied In case of deviations or alterations in the project proposal approach to SEAC & SEIAA.
VII.	This EC is issued subject to obtaining NOC from Forestry & Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry & Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry & Wildlife NOC.

Annexures 1

EC letter



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

To,

The Designated Partner
BANER PASHAN 5 REALTY LLP
Office No.102,S.No.925A,F C Road,
Opposite to Dindayal Hospital,Shivajinagar,
Pune (Municipal Corporation),
Punce City , Pune - 411016 -411016

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/280642/2022 dated 28 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH120028
2. File No.	SIA/MH/MIS/280642/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed commercial project by M/s. Baner Pashan 5 Realty LLP
7. Name of Company/Organization	BANER PASHAN 5 REALTY 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: 30/09/2022

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

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

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PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/280642/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Baner Pashan 5 Realty LLP,
Plot 01, At S No. 5/1B (P), Baner, Pune.

Subject : Environmental Clearance for Proposed commercial project at Plot 01,
At S No. 5/1B (P), Baner by M/s. Baner Pashan 5 Realty LLP

Reference : Application no. SIA/MH/MIS/280642/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 151st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 252nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/280642/2022	
2.	Name of Project	Proposed commercial project by M/s. Baner Pashan 5 Realty LLP	
3.	Project category	8a B2 building and construction project	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Kaivalya Wani
		Regd. Office Address	M/s. Baner Pashan 5 Realty LLP Address: Office No. 102, S. No. 925A, F C Road, Opp Dindayal Hospital, Shivajinagar, Pune (Municipal Corporation.) , Pune City, Pune, 411016
		Contact number	7887887896
		e-mail	kaivalyakwani@gmail.com
6.	Consultant	VK:e Environment LLP	
7.	Applied for	New Project	
8.	Details of previous EC	Not Applicable	
9.	Location of the project	Plot 01, At S No. 5/1B (P), Baner	
10.	Latitude and Longitude	Latitude: 18°33'8.00"N	
		Longitude: 73°47'45.31"E	
11.	Total Plot Area (m2)	7,475	
12.	Deductions (m2)	00	
13.	Net Plot area (m2)	7,475	
14.	Proposed FSI area (m2)	54,560.00	
15.	Proposed non-FSI area (m2)	29,568.84 sqm	
16.	Proposed TBUA (m2)	84,128.84 sqm	
17.	TBUA (m2) approved	In process	

	by Planning Authority till date						
18.	Ground coverage (m ²) & %		3674.58 m ² (49.15 % of Net Plot Area)				
19.	Total Project Cost (Rs.)		203.17 Cr.				
20.	CER as per MoEF & CC circular dated 01/05/2018		As CER is under adjudication. PP would like to await decision for adjudication before committing it to EC				
21.	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)	NA
				1 Commercial building	3Basement +Ground Floor+ 2 Parking Floors+ 19 floors	91.50	
22.	Total number of commercial units		No. of commercial units: 74				
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh water	180	Fresh water	180		
		Recycled water - Flushing	149	Recycled water – Flushing	149		
		Recycled water - Gardening	10	Recycled water – Gardening	00		
		Swimming pool make up	00	Swimming pool make up	00		
		Total Water Requirement	339	Total Water Requirement	329		
		Excess treated water	138	Excess treated water	148		
24.	Water Storage Capacity for Firefighting / UGT	375 CM					
25.	Source of water	Pune Municipal Corporation (PMC)					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 16.33 m. to 23.33 m. BGL. (19.83 M. Average) Rainy Season – 6.33 m. to 9.33 BGL. (7.83 M. Average) Winter Season – 11.33 m. to 16.33 m. BGL. (13.83 BGL Average)				
		Size and no of RWH tank(s) and Quantity:	NA -				
		Quantity and size of recharge pits:	Total 4 Nos. (3 for Roof-Top & 1 for Surface Run-Off) Size: a) 2.00 m. X 2.00 m. X 2.00 m. (Or				

			equivalent volume) with 55 to 60 m. Deep 6" Dia. Bore Well via 0.9 m. Dia. 1.0 m. Deep de-siltation pit. For RT & b) 2.00 m. X 2.00 m. X 1.75 m. (Or equivalent volume) with 55 to 60 m. Deep 6" Dia. Bore Well via 0.9 m. Dia. 2.0 m. Deep de-siltation pit. For Surface Run Off.
		Details of UGT tanks if any:	NA
27.	Sewage and Wastewater	Sewage generation in :	313 KLD
		STP technology:	MBBR
		Capacity of STP (CMD):	340 KLD
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d) Treatment / disposal
		Dry waste:	8 Will be handed over to Authorized vendor
		Wet waste:	12 Will be handed over to Authorized vendor
		Construction waste:	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d) Treatment / disposal
		Dry waste:	1132 Will be handed over to SWACH
		Wet waste:	755 Will be treated in organic Waster Converter (OWC)
		Hazardous waste:	NA NA
		Biomedical waste	NA NA
		E-Waste	31 Will be handed over to SWACH
		STP Sludge (dry)	51 Dried sludge will use as manure
30.	Green Belt Development	Total RG area (m2):	800.23
		Existing trees on plot:	20
		Number of trees to be planted:	112 (93 proposed + 19 compensatory)
		Number of trees to be cut:	20
		Number of trees to be transplanted:	00
		Number of trees to be retained:	00
31.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	100 KW
		DG set: (During Construction)	160 kVA
		During Operation phase(Connected load):	5610.6 kW
		During Operation phase (Demand load):	3740.41 kW
		Transformer:	4 X 1250 KVA
		DG set:	2 x 2000 kVA
		Fuel used:	HSD
32.	Details of Energy saving	Total Savings 91089.4 kWh (49%)	
33.	Environment	Type	Details Cost

	tal Management plan budget during Construction phase	Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation		4,75,000/-
		Land	Labour Camp toilets & sanitation		4,80,000/-
		Health and Safety	Labour Safety Equipment's and training		4,00,000/-
		Facility	Disinfection and Health Check-ups		51,000/-
		Environment Management	Environmental Monitoring cell		1,70,000/-
		Environment	Environmental Monitoring		3,26,500/-
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O & M (Rs./Y)
		Sewage treatment	1 STP	87,00,000/-	16,80,000/-
		Bio Medical waste	-	1,00,000/-	-
		RWH	Recharge pits	5,00,000/-	20,000/-
		Solid Waste	OWC	18,75,000/-	6,38,940/-
		Green belt development	Development & maintenance of green area	21,17,289/-	1,46,262/-
		Energy saving	Solar Hot water + Solar PV	1,48,70,800/-	14,87,080/-
		Environmental Monitoring	-	-	1,85,600
	Disaster Management	6 Lightening Arresters	3,93,150/-	--	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4- Wheeler	473	725	12.5
		2- Wheeler	947	1090	3.0
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	No			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 252nd (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 submit a undertaking that the maintenance of plantation shall be carried out for 7 years or completion of project whichever is earlier.
2. PP to submit the MoD NoC or CCZM map showing its non-requirement.
3. PP to provide green pavers in parking area instead of hard pavement.

4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –54,560.00 m², Non FSI-29,568.84 m², Total BUA-84,128.84 m². (Plan approval No.Zone-3/3705, dated-19.09.2022).

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.
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- 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.
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- 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.
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- 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.
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- 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-Mhaishar
(Member Secretary, SEIAA)

30/9/2022

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 3:55:27 PM

Annexures 2

Monitoring Reports



TEST REPORT

Report No:	EHSM/2024/Dec/R-999	Issue Date	27/12/2024
Name and Address of Customer	Proposed Commercial Project By M/s. Baner Pashan 5 Realty LLP		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	21/12/2024	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	35°C	Wet bulb temperature	27°C
Relative Humidity	53%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	23/12/2024	End Date of Analysis	27/12/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	22.5	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	29.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.5	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	30.1	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.7	mg/m ³	≤ 04	

Remark- All above results is within National Ambient Air Quality Standards.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/Dec/R-1000	Issue Date	27/12/2024
Name and Address of Customer	Proposed Commercial Project By M/s. Baner Pashan 5 Realty LLP		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	21/12/2024	Sampling duration	1440 Min
Sampling Location	Near DG Set	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	35°C	Wet bulb temperature	27°C
Relative Humidity	55%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	23/12/2024	End Date of Analysis	27/12/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	30.1	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	36.9	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	66.5	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	38.6	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.8	mg/m ³	≤ 04	

Remark- All above results is within National Ambient Air Quality Standards.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/Dec/R-1001	Issue Date	27/12/2024
Name and Address of Customer	Proposed Commercial Project By M/s. Baner Pashan 5 Realty LLP		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	21/12/2024	Sampling duration	1440 Min
Sampling Location	Near Construction Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34 ⁰ C	Wet bulb temperature	27 ⁰ C
Relative Humidity	50%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	23/12/2024	End Date of Analysis	27/12/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	21.9	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	28.5	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	60.2	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	25.9	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.8	mg/m ³	≤ 04	

Remark- All above results is within National Ambient Air Quality Standards.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/Dec/R-1002	Issue Date	27/12/2024
Name and Address of Customer	Proposed Commercial Project By M/s. Baner Pashan 5 Realty LLP		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	21/12/2024	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune		

Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	49.6	39.5	55/45	CPCB Guideline
2.	Near DG Set	52.3	42.1		
3.	Near Construction Site	51.2	40.3		

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/Dec/R-1003	Issue Date	27/12/2024
Name and Address of Customer	Proposed Commercial Project By M/s. Baner Pashan 5 Realty LLP		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	21/12/2024	Sampling Time	10.05 AM
Sampling Location	At Construction site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	01 Kg
Start Date of Analysis	23/12/2024	End Date of Analysis	27/12/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	23	%	
	b) Silt	25	%	
	c) Clay	52	%	
2	pH at 25°C	7.29	--	IS 2720(Part 26) 1987
3	EC at 25°C	266	µS/cm	IS 14767 : 2000
4	Moisture Content	5.2	%	Manual Of Soil Testing
5	Organic Matter	0.48	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.42	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	30.0	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	25.0	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	113.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	44.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	39.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	26.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.2	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.6	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	<1.0	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	2.3	mg/Kg	Manual Of Soil Testing



Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



TEST REPORT

Report No:	EHSM/2024/Dec/R-1004	Issue Date	27/12/2024
Name and Address of Customer	Proposed Commercial Project By M/s. Baner Pashan 5 Realty LLP		
Sample Name	Water	Sample Description	Labour Drinking Water
Date of Sampling	21/12/2024	Sampling Time	14.05 PM
Sampling Location	-	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 L
Start Date of Analysis	23/12/2024	End Date of Analysis	27/12/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	pH at 25°C	7.41	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
2	EC at 25°C	132	µS/cm	--	APHA 2510 B, 23 rd Ed.2017
3	Total Dissolved Solids TDS	86.0	mg/L	Max500	APHA 2540 C, 23 rd Ed.2017
4	Total Hardness (as CaCO ₃)	58.0	mg/L	Max 200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO ₃)	41.0	mg/L	Max 200	IS 3025 (Part 23):1986
6	Sulphate (as SO ₄)	18.0	mg/L	Max 200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	10.0	mg/L	Max 250	APHA 4500 Cl 23 rd Ed.2017
8	Calcium (as Ca)	14.0	mg/L	Max 75	IS 3025 (Part 40) 1991
9	Magnesium(as Mg)	9.6	mg/L	Max 30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
11	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per IS10500:2012.
For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Rahul Patil
(Director)

Annexures 3

CONSENT TO ESTABLISH

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I
No:- Format1.0/CC/UAN No.0000143045/CE/2301001512

Date: 17/01/2023

To,
M/s. Baner Pashan 5 Realty LLP,
Plot 01, At S No. 5/1B (P),
Baner, Tal Haveli, Dist Pune



Your Service is Our Duty

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

Ref: Minutes of 24th Consent Committee Meeting of 2022-23 held on 22.12.2022

Your application NO. MPCB-CONSENT-0000143045

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.203.17 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for Commercial construction project named as M/s. Baner Pashan 5 Realty LLP, Plot 01, At S No. 5/1B (P), Baner, Tal Haveli, Dist Pune on Total Plot Area of 7475 SqMtrs for proposed total construction BUA of 84128.84 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	7475.00	84128.84

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	313	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,S-2	DG Sets-2 Nos, 2000 kVA each	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	1132 Kg/Day	Segregation	To Local Body
2	Wet Waste	755 Kg/Day	OWC with Composting facility or Biodigester with Composting facility	As Manure
3	STP Sludge	51 Kg/Day	Dewatering	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	200	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	31.00	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 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. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/280642/2022 dtd. 30.09.2022 for commercial construction project having total Plot area 7475.00 Sq.Mtrs, & total construction BUA 84128.84 Sq.Mtrs

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



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-01-17 19:13:03 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	406340.00	MPCB-DR-13062	12/07/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- 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 of designed capacity 340 CMD with MBBR technology for the treatment of 313 CMD of sewage.
- 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	329.00
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set -2000 kVA	Acoustic Enclosure	30.00	HSD 400 Ltr/Hr	1	SO ₂	192 Kg/Day
S-2	DG Set-2000 kVA	Acoustic Enclosure	30.00	HSD 400 Ltr/Hr	1	SO ₂	192 Kg/Day

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/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.

Annexures 4

Paper advertisement

Paper Advertisements

सार्वजनिक सूचना

सूचित करण्यात येते की, मे. बाणेर पाषाण ५ रियल्टी एलएलपी यांना पर्यावरण मंजूरी (EC Identification No. EC22B038MH120028) दिनांक ३०.०९.२०२२ रोजी प्राप्त झाली आहे. ही मंजूरी प्रस्तावित व्यावसायिक विकास योजना, प्लॉट क्रमांक ०१, एस. नं. ५/१ बी (पी), बाणेर येथे लागू आहे. प्रस्तुत मंजूरीची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या संकेतस्थळावर उपलब्ध आहे: <http://parivesh.nic.in>.

दिनांक - १३.०२.२०२५

ठिकाण - पुणे

मे. बाणेर पाषाण ५ रियल्टी एलएलपी

PUBLIC NOTICE

This is to inform you that the project proponent, M/s. Baner Pashan 5 Realty LLP, has been granted Environmental Clearance for the proposed commercial project under Environmental Clearance Identification No. EC22B038MH120028, dated 30.09.2022. Copies of the clearance letter are available with the Maharashtra Pollution Control Board and can also be viewed on the website <http://parivesh.nic.in>.

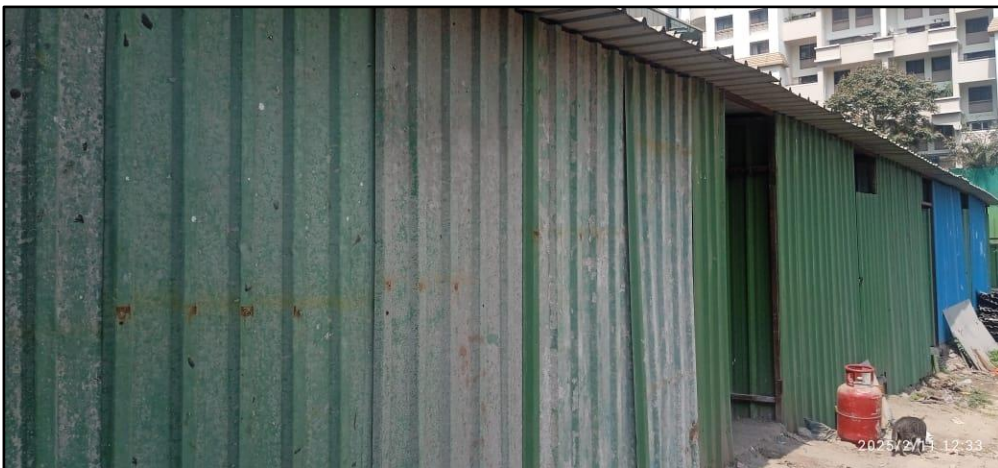
Date:- 13.02.2025

Place:- Pune

Sd/- M/s. Baner Pashan 5 Realty LLP

Annexure 5 – Site Photographs

Site Photographs



Annexure 6 – PUC

PUC

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 19/03/2024
Time : 17:10:21 PM
Validity upto : 18/03/2025



Certificate SL. No. : MH01200600009357
Registration No. : MH12SF4494
Date of Registration : 18/Feb/2020
Month & Year of Manufacturing : December-2019
Valid Mobile Number : *****3636
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0120060
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.45

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

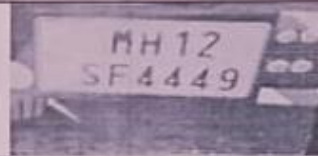
Authorised By :
Government of Maharashtra

Date : 19/03/2024
Time : 17:11:49 PM
Validity upto : 18/03/2025



Certificate SL No. : MH01200600009358
Registration No : MH12SF4449
Date of Registration : 18/Feb/2020
Month & Year of Manufacturing : November-2019
Valid Mobile Number : *****3636
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0120060
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.42

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator
60mm x 20 mm

PUC.

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

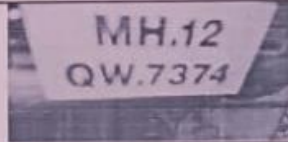
Authorised By :
Government of Maharashtra

Date : 22/03/2024
Time : 10:38:36 AM
Validity upto : 21/03/2025



Certificate SL. No. : MH01200600009380
Registration No. : MH12QW7374
Date of Registration : 23/Jan/2019
Month & Year of Manufacturing : November-2018
Valid Mobile Number : *****2074
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0120060
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.42

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator
60mm x 20 mm