

Regarding Post EC Compliance report for the period of June 2024 to November 2024 (M/s Eisha Properties Unit 5)



From EHS SOLUTIONS <info@ehssolutions.co.in>
To Eccompliance Mh <eccompliance-mh@gov.in>
Date 02/12/2024 02:36 PM

Post EC Report-June 2024 to November 2024- Eisha Properties.pdf (~15 MB)

Respected Sir,

Please find attached herewith the Post EC Compliance report for the period of June 2024 to November 2024 for our project "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathawade, Tal- Mulshi, Dist.-Pune, State-Maharashtra.

Kindly acknowledge the receipt of the same.


Thanks & Regards,

For M/s Eisha Properties Unit 5

Regarding Post EC Compliance report for the period of June 2024 to November 2024 (M/s Eisha Properties Unit 5)



From EHS SOLUTIONS <info@ehssolutions.co.in>
To Sropimprichinchwad <sropimprichinchwad@mpcb.gov.in>
Date 02/12/2024 02:38 PM

 Post EC Report-June 2024 to November 2024- Eisha Properties.pdf (~15 MB)

Respected Sir,

Please find attached herewith the Post EC Compliance report for the period of June 2024 to November 2024 for our project "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathawade, Tal- Mulshi, Dist.-Pune, State-Maharashtra.

Kindly acknowledge the receipt of the same.

Thanks & Regards,

For M/s Eisha Properties Unit 5



Date: December 01, 2024

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- 440 001

Subject: Submission of Half Yearly Post Monitoring Compliance Reports for the period of June 2024 to November 2024 for project "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune, State-Maharashtra.

Ref: 1. Environment Clearance Letter No. SEAC-2212/CR-14/TC-2 dated 16/07/2015
2. Environment Clearance Letter No EC22B038MH126172 dated 31/03/2022
3. Environment Clearance Letter No EC22B038MH183095 dated 07/08/2022

Dear Sir,

This has reference to above subject; we are submitting herewith the Half Yearly Post Monitoring Compliance Reports for the period of June 2024 to November 2024.

We are submitting relevant documents as follows:

1. Data Sheet
2. Point wise compliance status with annexures.

Hope the above is in line with your requirement.

Thanking you,

Yours faithfully,

For M/s Eisha Properties Unit 5

Authorized Signatory

Encl: A/a

CC: The Regional Officer MPCB, Pune

◆ Correspondance Office ◆

Office No. 52, East Street Galleria Complex, 2421 East Street, Camp Pune - 411001. Maharashtra.
Tel : 020 41252504. E-mail : admin@bmnagori.com

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

| 1 | Project type: River Valley/Mining/Industry/Thermal/ Nuclear/Other (specify). | Others (Construction Project) | | | | |
|-----------|---|--|-----------|---------------|--|--|
| 2 | Name of the project | “Eisha Zenith” by M/s Eisha Properties Unit 5 | | | | |
| 3 | Clearance letter (s)/OM No. and date | 1. Vide no SEAC-2212/CR-14/TC-2 dated 16/07/2015 2. Vide no -SEIAA - EC22B038MH126172 dated 31/03/2022 3. Vide no -SEIAA - EC22B038MH183095 dated 07/08/2022. | | | | |
| 4 | Location: S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.-Pune, State- Maharashtra. | | | | | |
| | a) District (s) | Pune | | | | |
| | b) State (s) | Maharashtra | | | | |
| | c) Location Latitude/Longitude | Latitude - 18° 36'44.06" N Longitude -73° 44'41.86" E | | | | |
| 5 | Address for correspondence Address of the Concerned Project Chief Engineer (with Pin Code & telephone/telex/fax numbers) | Mr. Sachin Lunkad M/s Eisha Properties Unit 5 S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.-Pune, State- Maharashtra. | | | | |
| 6 | Salient features | | | | | |
| | a) Of the project | Total Plot Area: 22900 m ² FSI Area: 81740.05 m ² Non FSI Area: 42789.31m ² Total BUP Area: 124529.36 m ² Buildings & Configuration: | | | | |
| | | <table border="1"> <thead> <tr> <th>Wing Name</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | Wing Name | Configuration | | |
| Wing Name | Configuration | | | | | |
| | | | | | | |

| | | | |
|---|---|--|--------------------|
| | | Building A | P + 11 FL |
| | | Building B | P + 11 FL |
| | | Building C | P + 11 FL |
| | | Building D | P + 11 FL |
| | | BuildingE1 | G+Po1+Po2+Po3+24FL |
| | | Building E2 | G+Po1+Po2+Po3+24FL |
| | | Building F1 | G+Po1+Po2+Po3+24FL |
| | | Building F2 | G+Po1+Po2+Po3+24FL |
| | | Building F3 | G+Po1+Po2+Po3+24FL |
| | b) Of the Environmental management plans | <p>1. Sewage Treatment Plant: Sewage Treatment Plant will be installed for treatment of wastewater and recycled wastewater will be used for Flushing and Gardening for proposed buildings. For Existing building STP of capacity 240 CMD installed on site.</p> <p>2. Water Management: Rain Water Harvesting shall be provided to recharge the ground water table. Total Rain Water shall be Harvested.</p> <p>3. Solid Waste Management: Solid waste will be segregated at source. Biodegradable waste generated will be treated in OWC and Dry waste will be handed over to authorize agency. For Existing building OWC of capacity 600 kg/day installed on site.</p> <p>4. Solar energy will be used for streets and Landscape lighting.</p> | |
| 7 | Break up of the project area | | |
| | a) Submergence area: forest and non-Forest | Non-Forest | |
| | b) Others | Total Plot Area: 22900 m ² FSI Area: 81740.05 m ² Non FSI Area: 42789.31m ² | |

| | | |
|-----------|--|--|
| | | Total BUP Area: 124529.36 m ² |
| 8 | Breakup of the project affected population with enumeration of those losing houses/dwelling units only agricultural land only Both dwelling units only agricultural land only Both dwelling units & agricultural land & landless laborers/artisans: | |
| | a) SC, ST/Adivasi | Not Applicable, Project area is Residential zone |
| | b)Others | Not Applicable |
| 9 | Financial details: | |
| | a) Project cost as originally planned and subsequent revised estimates and the year of price reference | 288.27 Crores |
| | b) Allocation made for environmental management plans with item wise and year wise and break-up | Capital cost-730.86 lakh O & M cost-85.20 lakh/year |
| | c) Benefit cost ratio/Internal rate of Return and the year of assessment | - |
| | d) Whether © includes the cost of environmental management as shown in the above | Yes. |
| | e) Actual expenditure incurred on the project so far | 58.53 Cr. As on November 2024 |
| 10 | Forest land requirement: | |
| | a)The status of approvals for diversion of forest land for non-forestry use. | The land is of non-forest type hence not applicable. |
| | b) The status of clearing felling | A combination of native evergreen trees and ornamental flowering trees, fruits, shrubs and palms are planned in the complex. |
| | c) The status of compensatory afforestation, if any | Not Applicable |

| | | |
|-----------|---|---|
| | d) Comments on the viability & Sustainability of compensatory a Forestation programme in the light of actual field experience so far | Not Applicable |
| 11 | The status of clear felling in non-forest areas (Such as submergence area or reservoir, approach Roads.), if any with Quantitative information required. | Not Applicable |
| 12 | Status of construction (Actual &/or planned) | Till November 2024- Building A- P+11 FL Completed Building B- P+11 FL Completed Building C- P+11 FL Completed Building D- P+11 FL Completed Building E1- Not yet started Building E2- Not yet started Building F1- Not yet started Building F2- Not yet started Building F3- Not yet started |
| | a) Date of commencement (Actual &/or planned) | <ol style="list-style-type: none"> 1. Layout/N.B.P/Mouje .Tathwade/Tal.Mulshi/S.No 95/2,95/3/2358 dated 09/08/2007 2. B.P/Tathwade/04/2011 dated 28/03/2011 3. B.P/Tathwade/10/2014 dated 30/04/2014 4. B.P/Tathwade/01/2015 dated 20/02/2015 5. B.P/Tathwade/18/2015 dated 06/11/2015 6. B.P/Tathwade/14/2017 dated 27/07/2017 7. B.P/EC/Tathwade/05/2018 dated 28/09/2018 8. B.P/EC/Tathwade/07/2022 dated 09/05/2022 |

| | | |
|------------|--|--|
| | | 9. B.P/Tathwade/26/2023 dated 24/03/2023 10. B.P/Tathwade/27/2024 dated 28/03/2024 |
| | b) Date of completion (Actual &/or planned) | Till November 2024- BLDG A,B,C-Completion received on 08/07/2016 BLDG D- Completion received on 31/07/2017 |
| 13 | Reason for the delay if the project is yet to start. | Project will complete in year 2026-27. |
| 14. | Dates of site visits | |
| | a) The date on which the project was monitored by the regional office on previous occasions, if any | 21/03/2024 |
| | b) Date of site visit for this monitoring report | 18/11/2024 |
| | c) Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits | Mr. Vinayak Garve M/s Vinayak Enterprises S. No 90/1, Kashid Park, Pimple Gurav, Pune- 411061. |

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Partner

EISHA PROPERTIES UNIT - 5

Office no 52 Eaststreet Galleria complex 2421 Eaststreet Camp -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/270192/2022 dated 30 Apr 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B038MH183095 |
| 2. File No. | SIA/MH/MIS/270192/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Expansion in Project "Eisha Zenith" at Tathawade, Pune by M/s. Eisha Properties Unit - 5 |
| 7. Name of Company/Organization | EISHA PROPERTIES UNIT - 5 |
| 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: 07/08/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA /MH/MIS/270192/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Eisha Properties Unit – 5,
Gat No. 95/2, 95/3, Village - Tathawade,
Taluka - Mulshi, District – Pune.

Subject : Environmental Clearance for Proposed Expansion in Project "EishaZenith" at Gat No. 95/2, 95/3, Village - Tathawade, Taluka - Mulshi, District - Pune by M/s. Eisha Properties Unit - 5

Reference : Application no. SIA /MH/MIS/270192/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 146th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246th (Day-3) 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: SIA/MH/MIS/270192/2022 | |
| 2. | Name of Project | Proposed Expansion in Project "Eisha Zenith" at Tathawade, Pune by M/s. Eisha Properties Unit - 5 | |
| 3. | Project category | Schedule 8(a) Category B2 | |
| 4. | Type of Institution | Private | |
| 5. | Project Proponent | Name | Mr. Bharat Nagori, M/s. Eisha Properties Unit - 5 |
| | | Regd. Office address | A6, Shivsagar Society, Ganeshkhind Road, Modibaug, Shivajinagar, Pune 411016 |
| | | Contact number | 9822026300 |
| | | e-mail | bharat@bmnagori.com |
| 6. | Applied for | Expansion in Existing EC | |
| 7. | Details of previous EC | Yes. Previous Environment Clearance granted vide EC Identification number EC22B038MH126172 dated 31/03/2022 | |
| 8. | Location of the project | Gat No. 95/2, 95/3, Village - Tathawade, Taluka - Mulshi, District - Pune, State - Maharashtra | |
| 9. | Latitude and Longitude | 18°36'44.06"N, 73°44'41.86"E | |
| 10. | Total Plot Area (m2) | 22900 | |
| 11. | Deductions (m2) | 1555.17 | |

| | | | | | | | |
|-----|--|------------------------------------|------------------------|----------------------------|----------------------------------|----------------------------|------------|
| 12. | Net Plot area (m ²) | 21344.83 | | | | | |
| 13. | Proposed FSI area (m ²) | 89255.03 | | | | | |
| 14. | Proposed Non-FSI area (m ²) | 42789.31 | | | | | |
| 15. | Proposed TBUA (m ²) | 132044.34 | | | | | |
| 16. | TBUA (m ²) approved by Planning Authority till date | As per IOD | | | | | |
| 17. | Total Project Cost (Rs.) | 2882700000 | | | | | |
| 18. | CER as per MoEF & CC circular dated 01/05/2018 | Activity | Location | Cost (Rs.) | Duration | | |
| | | Details in CER activities annexure | | | | | |
| 19. | Details of Building Configuration : | | | | Reason for Modification / Change | | |
| | <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh> | | | | | | |
| | Existing Building | | Proposed Configuration | | | | |
| | Building Name | Configuration | Height (m) | Building Name | | Configuration | Height (m) |
| | A | P + 11 F | 36 | E1 | | G + Po1 + Po2 + Po3 + 24 F | 87.6 |
| | B | P + 11 F | 36 | E2 | | G + Po1 + Po2 + Po3 + 24 F | 87.6 |
| | C | P + 11 F | 36 | F1 | | G + Po1 + Po2 + Po3 + 24 F | 87.6 |
| D | P + 11 F | 36 | F2 | G + Po1 + Po2 + Po3 + 24 F | 87.6 | | |
| | - | - | F3 | G + Po1 + Po2 + Po3 + 24 F | 87.6 | | |
| 20. | Total number of tenements | 871 Nos | | | | | |
| | Commercial Users | 283 Nos | | | | | |
| 21. | Water Budget | Dry Season (CMD) | | Wet Season (CMD) | | | |
| | | Fresh Water | 399 | Fresh Water | 399 | | |
| | | Recycled | 211 | Recycled | 186 | | |
| | | Swimming Pool | 10 | Swimming Pool | 10 | | |
| | | Flushing | 176 | Flushing | 176 | | |
| | | Total | 610 | Total | 575 | | |
| | | Waste water generation | 505 | Waste water generation | 505 | | |

| | | | | |
|-----|--|---|---|---|
| 22. | Water Storage Capacity for Firefighting / UGT | As per NOC | | |
| 23. | Source of water | PCMC | | |
| 24. | Rainwater Harvesting (RWH) | Level of the Ground water table | 15-20m | |
| | | Size and no of RWH tank(s) and Quantity | N.A. | |
| | | Quantity and size of recharge pits | Quantity: 9 Nos & Size:2.5mX2.5mX2.5m | |
| | | Details of UGT tanks if any | Domestic | 715 |
| | | Flushing | 92 | |
| | | Fire | As per NOC | |
| 25. | Sewage and Wastewater | Sewage generation in CMD | 505 | |
| | | STP technology | MBBR | |
| | | Capacity of STP (CMD) | 670 | |
| 26. | Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | | Dry waste | 3 | Through authorized agency |
| | | Wet waste | 2 | Through authorized agency |
| | | Construction waste | 5 | Through authorized agency |
| 27. | Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | | Dry waste | 901 | Handed over to Authorized Agency |
| | | Wet waste | 1327 | In-situ Composting |
| | | Hazardous waste | Negligible | Negligible |
| | | Biomedical waste | N.A. | N.A. |
| | | E-Waste | 12.9 | Handed over to Authorized Dismantler/Recycler |
| | | STP Sludge (dry) | 55.60 | In-situ Composting |
| 28. | Green Belt Development | Total RG area (m ²) | 2009.19 | |
| | | Number of trees to be planted as per rule | 317 Nos of Trees in total (109 Existing Trees + 208 Proposed Trees) | |
| 29. | Power requirement | Source of power supply | MSEDCL | |
| | | During Operation phase (Connected load) | 5780 KW | |
| | | During Operation phase (Demand load) | 2685 kW | |
| | | Transformer | 630 KVA X 5 Nos | |
| | | DG set | 125 kVA X 1 Nos, 250 kVA X 1 Nos, 320 kVA X 1 Nos | |
| | Fuel used | Diesel | | |
| 30. | Details of Energy saving | Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption | | |

| | | | | | | |
|-----|--|--|---|-----------------|--------------------------------|----------------------|
| | | Low loss Transformers due to which 6.22% losses are saved against conventional transformer. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed | | | | |
| 31. | Environmental Management plan budget during Construction phase | No. | Details | | Cost | |
| | | 1 | Water for Construction, Labour & Dust Suppression | | Rs. 4 Lacs | |
| | | 2 | Site Sanitation & Health & Safety PPE Kits | | Rs. 3 Lacs | |
| | | 3 | Environmental Monitoring | | Rs. 4 Lacs | |
| | | 4 | Disinfection & Health & Safety | | Rs. 3 Lacs | |
| | | 5 | Health Check up | | Rs. 3 Lacs | |
| 32. | Environmental Management plan Budget during Operation phase | Component | Details | | Capital (Rs. In Lacs) | O&M (Rs. In Lacs/Yr) |
| | | Sewage treatment | Waste Water Management | | 143.50 | 34.44 |
| | | RWH | RWH Pits | | 13 | 0.5 |
| | | Solid Waste | Organic Waste Composting | | 43.65 | 11.55 |
| | | Green belt development | Tree Plantation | | 76.49 | 4 |
| | | Energy saving | Energy Conservation | | 139 | 12 |
| | | Environmental Monitoring | Pollution Control | | 0 | 6 |
| | | Disaster Management | Fire & LA | | 315.22 | 15.71 |
| | | PPE Kits Health & Safety | Biomedical Waste Management | | 0 | 1 |
| 33. | Traffic Management | Type | Required as per DCR | Actual Provided | Parking Area (m ²) | |
| | | 4-Wheeler | 638 | 638 | 27349 | |
| | | 2-Wheeler | 2451 | 2451 | | |
| | | Bicycles | 350 | 350 | | |
| 34. | Details of Court cases / litigation w.r.t. the project and project location if any | NA | | | | |

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide letter no. SEAC-2212/CR-14/TC-2 dated 16.07.2015 for : Plot area: 22,900 m² ; Deduction: 9,686.28 m² ; Net plot area: 13,213.72 m² ; FSI area: 21627.67 m² ; Non FSI area: 26476.87 m² & Total Construction area: 48,374.54m² and further expansion obtained vide letter dated 31.03.2022 for – FSI-46822.15 m², Non-FSI-41774.58 m², Total BUA- 88696.73 m². Proposal has been considered by SEIAA in its 246th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification,

2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing . charging points at suitable places.
4. PP to ensure that, the water proposed to 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 – 81740.05 m² , Non FSI- 42789.31 m², Total BUA- 124529.36 m². (Plan approval No.BP/EC/Tathwade/07/2022, Date-09.05.2022). (FSI-as per approval & Non-FSI as per appraisal).

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-Majiskar
(Member Secretary, SEIAA) 6/8/2022

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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiska

Member Secretary

Date: 8/7/2022 6:21:04 AM

| Specific Conditions | | |
|-------------------------------|---|--|
| A. SEAC Conditions: - | | |
| Sr.No. | Particular | Status |
| 1 | PP to submit certified compliance report from regional office MoEF & CC. | Certified compliance report from regional office MoEF & CC received on 01/07/2022. Revalidation of CCR is received on 28/03/2024. Copy attached as Annexure I . |
| 2 | It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement. Local body to ensure that, No occupation Certificate should be issued unless project have sustainable places. | We have received water connection from PCMC for existing buildings. |
| 3 | PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. | Provision is made in proposed plan. |
| 4 | 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. | We ensure the same. |
| B. SEIAA Conditions: - | | |
| Sr.No. | Particular | Status |
| 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. | Noted. |
| 2 | PP to achieve at least 5% of total energy requirement from solar/other renewable sources. | Noted. |
| 3 | PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC | Agree for the same |

| | vide F.No.22-34/2018-IA.III dt.04.01.2019 | |
|--------------------------------|---|---|
| 4 | SEIAA decided to grant EC for: FSI:81740.05 m ² , Non-FSI: 42789.31 m ² and Total BUA: 124529.36 m ² (Plan Approval No-BP/EC/Tathwade/07/2022 dated. 09.05.2022) | Noted. |
| General Conditions | | |
| a) Construction Phase:- | | |
| Sr.No | Particular | Status |
| I | The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. | Excavated debris generated from existing building was utilized for landfilling and for road preparation. Currently no any further excavation going on site. |
| 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. | |
| III | Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. | Agree for the same. |
| 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. | Currently there is no any further construction started on site and no any construction workers on site. |
| V | Arrangement shall be made that waste water and storm water do not get mixed. | Agree. |
| VI | Water demand during construction should be reduced by use of pre- | Agree to comply during proposed construction. |

| | | |
|------|--|--|
| | mixed concrete, curing agents & other best practices. | |
| VII | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | Ground water not used. Tanker water used for construction purpose. |
| 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. | Not applicable, as we were not used any ground water for construction activity. |
| 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. | We have agreed to comply with. |
| X | The energy conservation Building code shall be strictly adhered to. | We have agreed to comply with. |
| XI | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. | All topsoil generated from existing building was used for landscaping. |
| 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. | Complied for existing phase and agree to do during proposed phase also. |
| 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. | We have tested soil and testing report is attached. Ground water will not be used for the project. Reports are attached as Annexure II . |
| 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. | We have agreed to comply with. |
| 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 | We have provided DG set of capacity 125 KVA as per MPCB rules and regulations. |

| | | |
|-------|---|---|
| | 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. | We have agreed to comply with. |
| 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. | During proposed construction, we ensure that vehicle hired will be in good conditions and as per norms. Also, PUC of vehicles will be checked on regular basis. |
| 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. | Air Monitoring & Noise levels checked on regular basis in construction phase. Monitoring reports are attached as Annexure II. |
| XIX | Diesel power generating sets proposed as source of back up 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. | We have provided DG set of capacity 125 KVA as per MPCB rules and regulations. |
| 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 | Noted. |

| | | |
|------------------------------|---|---|
| | a separate environment cell/designated person. | |
| B) Operation phase: - | | |
| I | <p>a) The solid waste generated should be properly collected and segregated.</p> <p>b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the premises for gardening. And, no wet garbage will be disposed outside the premises.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p> | We have installed OWC of capacity 600kg/day for treatment of wet waste. Dry waste will be handed over to authorized vendor. |
| II | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. | We will do the same. |
| III | <p>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/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p> <p>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.</p> | We have installed STP of capacity 250 CMD for treatment of domestic sewage. |
| 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 | Complied. |

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| | 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 to the project by local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of the sewer line to the project site and proper disposal of treated water as per environmental norms. | We have obtained occupancy certificate for Building A, B, C & D after availability of Water & Sewer line. |
| 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. | Separate entry and exit are provided to avoid any traffic congestion. |
| VII | PP to provide adequate electric charging points for electric vehicles (Evs). | We will provide the 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. | Green belt is provided as per CPCB norms. |
| IX | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | Provided. |
| X | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. | Separate funds are allocated for implementation of environmental protection measures/EMP |

| | | |
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| XI | <p>The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in</p> | <p>Advertisement was given in two local newspapers in Marathi & English newspapers. Copy attached as annexure III.</p> |
| XII | <p>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.</p> | <p>We have submitted half yearly compliance report regularly.</p> |
| XIII | <p>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.</p> | <p>We have sent the same to local body and uploaded on web site http://www.bmnagori.co.</p> |
| XIV | <p>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.</p> | <p>We have agreed to comply with.</p> |

| C) General EC Condition: - | | |
|-----------------------------------|---|--|
| I | PP has to strictly abide by the conditions stipulated by SEAC & SEIAA. | Agree for complying 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. | We have obtained consent to establish vide no Format1.0/JD (WPC)/UAN No.0000123997/CE/2201001001 on 21/01/2022 and Renewal of consent to operate vide no Format1.0/JD (WPC)/UAN No.0000194263/CR/2405000975 dated 10/05/2024. Applied for revalidation of consent to establish vide UAN no MPCB-CONSENT-0000201551 dated 05/03/2024. Copy attached as annexure IV . |
| 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. | Noted. |
| 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. | We have submitted the half yearly compliance report regularly. |
| 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. | Submitted. Copy attached as annexure V . |

| | | |
|-----|---|----------------|
| VI | <p>No. further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval to 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.</p> | Noted. |
| VII | <p>This environmental clearance is to subject to obtaining NOC from forestry and wildlife angle including from the standing committee of the National Board for wild life as if applicable and this environmental clearance does not necessarily implies that forestry and wild life clearance granted to the project which will be considered separately on merit.</p> | Not Applicable |

Annexure I



भारतसरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
**MINISTRY OF ENVIRONMENT,
FOREST & CLIMATE CHANGE**

Integrated Regional Office
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur –
440001
apccfcentral-ngp-
mef@gov.in

F. No. EC-1637/RON/2022-NGP/9952

Dated: 1st July, 2022

To,

The Principal Secretary & Member Secretary, SEIAA,
Environment Department, Government of Maharashtra
Room No., 217, 2nd Floor, Mantralaya,
Annex, Mumbai - 400 032 (Maharashtra)
(Email: psec.env@maharashtra.gov.in)

(Kind Attn: Ms. Manisha Patankar Mhaiskar, Member Secretary-SEAC)

Sub: A report on the status of compliance of conditions stipulated in the environmental clearance granted by SEIAA Maharashtra vide EC identification No. EC22B038MH126172 dated 31.03.2022 for Residential Project of M/s. Eisha Properties Unit-5 located at Gat No. 95/2, 95/3, village Tathawade, Taluka Mulshi, District Pune (Maharashtra) - reg.

Ref: Project Proponent's letter no. Nil dated 01.06.2022

Sir,

I am directed to refer to the above subject and letter under reference wherein the project proponent proposed to go for Vertical Expansion of the proposed buildings. Therefore, PP requested the Integrated Regional Office, Nagpur to conduct a site visit to monitor the status of compliance of conditions stipulated in the environment clearance granted for Residential Project of M/s. Eisha Properties Unit-5 located at Gat No. 95/2, 95/3, village Tathawade, Taluka Mulshi, District Pune (Maharashtra)

2. In view of the same, it is to inform that a visit for the monitoring of compliance of conditions stipulated in the environment clearance has been conducted by Scientist-E of the Integrated Regional Office, Nagpur on 05.06.2022. As per the documents submitted by the project proponent during the monitoring, and also as informed during the site visit, the details are reported to be as under:

- i. SEIAA Maharashtra granted EC for Residential Project of M/s. Eisha Properties Unit-5 located at Gat No. 95/2, 95/3, village Tathawade, Taluka Mulshi, District Pune (Maharashtra) vide EC identification No. EC22B038MH126172 dated 31.03.2022 (Annexure-I)
- ii. CTE from MPCB has been obtained vide letter No. Consent to Establish vide letter no. Format1.0/BO/ROHQ/CE/PN-19896-13/CC-3095. Dated 29.03.2014 (Annexure-II)
- iii. CTO from MPCB obtained vide letter No. Format 1.0/BO/RO-HQ/CC-1902000720 dated 15.02.2019 (Annexure-III).

CCR for Residential Project of M/s. Eisha Properties Unit-5 located at Gat No. 95/2, 95/3, Village Tathawade, Taluka Mulshi, District Pune (Maharashtra)

- iv. Architect Certificate has been submitted stating that Construction is in progress as per the EC received. **(Annexure-IV)**
 - v. Air, Water & Noise quality monitoring has been carried out by MOEF&CC accredited laboratory i.e. (Shreeji Aqua Treatment Private Limited) **(Annexure-V)**
 - vi. Undertaking has been submitted stating that there is no court case pending in any court of law w.r.t. EC & no stop work is directed by any authority**(Annexure-VI)**
 - vii. Copy of Detailed Environment Management Plan has been submitted. **(Annexure-VII)**
 - viii. Project/site Photographs are attached as **(Annexure-VIII)**
 - ix. PP has not obtained NOC from SWaCH Seva Sahakari Sanstha Maryadit Pune pertaining to the safe disposal of Dry Waste & E Waste.
 - x. PP proposed to treat Wet Waste generated in the project in Organic Waste Composting (OWC) machine.
 - xi. Presently Tanker Water is being used for Construction Activity. PP confirmed that final Water NOC from Pune Municipal Corporation will be obtained once project is completed.
 - xii. Presently there is no High Tension (HT) line passing through project.
3. Two of the EC conditions are observed to be **Not complied** by the PP:

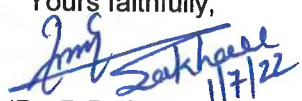
General Condition (B. Operation Phase) No XI: PP fails to submit news paper cuttings.

General Condition (B. Operation Phase) No XIV: The proponent has not uploaded the status of compliance of the stipulated EC conditions, including results of monitored data on their website.

4. A detailed inspection report on the compliance of conditions stipulated in the environmental clearance is enclosed herewith.

This issues with the approval of Regional Officer, IRO, MoEF&CC, Nagpur.


Encl: as above

Yours faithfully,

(Dr. P.R. Sakhare)
17/22
Scientist 'E'

Copy to:

- (i) Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003 (Email: shruti.rai@nic.in)

- (ii) Mr. Bharat Nagori, (Chief Executive), M/s. Eisha Properties Unit-5 604, 6th Floor, San mahu Complex, Pune (Maharashtra) -411001 (Email: projects@bmnagori.com; bharat@bmnagori.com)
- (iii) Guard File.


(Dr. P.R. Sakhare)
Scientist 'E'
11/7/22

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

Monitoring Report

PART-I

DATA SHEET

| Sr. | Particulars | Details |
|-----|--|---|
| 1. | Project Type – River valley/Mining/ Industry/Thermal/Nuclear/Other Specify | Construction Project (Category 8 B of EIA Notification 2006) |
| 2. | Name of the Project | Proposed Residential |
| 3. | Clearance letter(s) /OM NO.& date | EC identification No. EC22B038MH126172 dated 31.03.2022 |
| 4. | Location | Gat No. 95/2, 95/3, Tathawade, Pune |
| | a) District (s) | Pune |
| | b) State (s) | Maharashtra |
| | c) Latitude/Longitude | Latitude 18°36'42.43" and Longitude 73°44'41.13" |
| 5. | Address for correspondence | |
| | a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers) | Mr. Bharat Nagori 604, 6th Floor, San mahu Complex, Pune-411001 Email: projects@bmnagori.com |
| | b) Address of executive project engineer/manager (with pin code/ fax numbers) | Mr. Bharat Nagori 604, 6th Floor, San mahu Complex, Pune-411001 Email: projects@bmnagori.com |
| 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 : 22900 Sq. m |
| | | EC granted for Built up Area : 88596.73 Sq. m |
| | | RG Area: 2009.9 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. |

CCR for Residential Project of M/s. Eisha Properties Unit-5 located at Gat No. 95/2, 95/3, Village Tathawade, Taluka Mulshi, District Pune (Maharashtra)

| | | |
|-----|--|---|
| | b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey) | Not Applicable. |
| 9. | Financial Details : | |
| | I. Project cost as originally planned and subsequent revised estimates and the year of price reference | Project Cost- 159 Crore Total cost incurred so far- Approx. 55.30 Crore |
| | b) Allocation made for environmental management plans with item wise and year wise break-up | Capital Cost (EMP) – 495.45 Lacs O&M Cost (Construction Phase) – 17 Lacs/year O&M Cost (Operation Phase) – 57.78 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 | Capital Cost of EMP- Approx. 250.5 Lacs (Existing STP + Proposed expansion, Green belt development, DMP etc.) Construction Phase EMP – 05.45 Lacs/Year (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring) |
| 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 | Architect Certificate is attached |
| 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 |

A report on the status of compliance of conditions stipulated in the environmental clearance granted by SEIAA Maharashtra vide EC identification No. EC22B038MH126172 dated 31.03.2022 for Residential Project of M/s Eisha Properties Unit-5 located at Gat No. 95/2, 95/3, village Tathawade, Taluka Mulshi, District Pune (Maharashtra)

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

| Sl. No. | Conditions as per EC dated 31.03.2022 | Compliance status as on 05.06.2022 |
|-----------|--|--|
| | Specific Conditions: | |
| A. | SEAC Conditions | |
| 1. | PP to submit an Architect Certificate | PP informed that this condition is Complied & valid certificate is submitted to SEIAA. |
| B. | SEIAA Conditions | |
| 1. | PP to keep open space unpaved so as to ensure permeability of water. However whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement. | PP has consented to Condition. As informed PP has selected appropriate paver block material as stipulated. |
| 2. | PP to achieve at least 5% of total energy requirement from solar / other renewable sources. | PP has consented to Condition. As informed design is incorporated as per stipulated condition. ECBC Report is also submitted to authority. |
| 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. | PP has consented to Condition. |
| 4. | SEIAA decided to grant EC for- FSI: 46822.15 m2, Non-FSI: 41774.58 m2 and Total BUA: 88696.73 m2 (Plan approval no- BP/EC/Tathwade/05/2018, dated 28.09.2018). | PP has consented to Condition. |
| | General Conditions: | |
| a) | Construction Phase | |
| l) | The solid waste generated should be properly collected and segregated. Dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. | PP has consented to Condition. Separate garbage room has been provided for segregation of dry and wet waste. OWC is proposed for wet waste management. |

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| 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. PP has informed that Disposal of muck is being done as per stipulated norms. |
| III) | Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. | No hazardous waste material is generated since it is a construction activity. |
| IV) | Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. | PP has consented to Condition. No labour camp is observed on site. |
| V) | Arrangement shall be made that waste water and storm water do not get mixed. | Being Complied. Arrangement is made (No mixing of Wastewater and Storm water) |
| VI) | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | PP has consented to Condition. |
| VII) | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority | PP has consented to Condition. Not Applicable as PP using Water Tankers for the Construction purpose. |
| 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. | Not applicable at this stage. Presently Tanker Water is being used for Construction Activity. PP confirmed that final Water NOC from Pune Municipal Corporation will be obtained once project is completed. |
| IX) | Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control. | PP has consented to Condition. PP confirmed that Low Flow Fixtures for toilet flushing and drinking will be installed. |
| X) | The Energy conservation Building Code shall be strictly adhered to. | PP has consented to Condition. PP confirmed that Design is as per ECBC requirement. |
| XI) | All the topsoil excavated during construction activities should be stored for use in horticulture / | Being Complied. |

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| | landscape development within the project site. | All the topsoil excavated during construction activities is stored and used for landscaping. |
| 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. | PP has consented to Condition |
| 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. | Being complied. PP informed that Soil samples are being tested regularly, groundwater is not used for any purpose. |
| XIV) | PP to strictly adhere to all the conditions mentioned in Maharashtra Protection & Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance. | PP has consented to Condition |
| XV) | The Diesel generators 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. The diesel generator sets being used during construction phase are of low sulphur content diesel. |
| XVI) | PP to strictly adhere to all the conditions mentioned in Maharashtra Protection & Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance. | This condition has been repeated. |
| XVII) | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. | PP has consented to Condition. Vehicles transporting the construction material are being operated only during non-peak hours. Vehicles with valid PUC are being allowed to enter the project site. Ambient air quality and noise levels were monitored through MoEF&CC recognized laboratory. |
| 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 Site is barricaded. As per the information provided, Ambient air and noise quality is being monitored through MoEF accredited Laboratory. Ambient air quality and noise levels were monitored through MoEF&CC recognized laboratory. As per the monitoring data the air quality and noise levels found to be conforming to prescribe standards. |

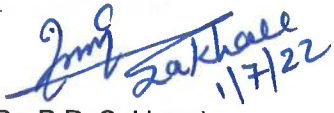
| | | |
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| XIX) | Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The 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. The diesel generator sets being used during construction phase are low sulphur diesel. As per the information provided, Ambient air and noise quality is being monitored through MoEF accredited Laboratory. Ambient air quality and noise levels were monitored through MoEF&CC recognized laboratory. |
| XX) | The 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 separate environment cell / designated person. | PP has consented to Condition. As per the information provided, regular supervision of all the above measures is being carried out by site in-charge. Environment management cell established at corporate level for looking after the compliance status of all projects. |
| b) | Operation Phase | |
| I) | The solid waste generated should be properly collected and segregated. Wet garbage 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. Local authority should ensure this. | PP has consented to Condition. Separate garbage room has been provided for segregation of dry and wet waste. OWC is proposed for wet waste management. |
| II) | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. | PP has consented to Condition. E-Waste will be segregated and will be disposed through Authorized Vendor as per E-Waste (Management and Handling) Rules, 2016 |
| III) | 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. | PP has consented to Condition. PP has proposed Sewage Treatment Plant (STP) of 460 CMDwith MBBR Technology. |

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| | Necessary measures should be made 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 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. | PP has consented to Condition. |
| 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. | PP has consented to Condition. As per the information provided OC will be obtained by 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. | PP has consented to Condition. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site is avoided. |
| VII) | PP to provide adequate electric charging points for Electric Vehicles (EV's) | PP has consented to Condition. |
| 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. | Being complied. Green Belt Development is provided as per DC Rules – 2009.9 Sq. M. Total Number of trees to be planted - 193 No. Currently green belt development is being done partially. |
| IX) | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | Complied. Environment management cell established at corporate level for looking after the compliance status of all projects. |
| 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. | Complied. |

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| 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 Parivesh Website. | Not Complied. PP fails to submit news paper cuttings. |
| 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 1 st June & 1st December of each calendar year. | Complied. PP submitted six monthly EC compliance report for the period of Oct, 2021 to April, 2022 on 16.05.2022 to IRO, MOEF&CC Nagpur |
| 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. | Complied. |
| 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, SO ₂ , 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. | Not complied |
| c) | General EC Conditions: | |
| I) | PP has to abide by the conditions stipulated by SEAC& SEIAA. | PP has consented to Condition. |
| 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. | PP has obtained CTE from MPCB vide letter no. Format1.0/BO/ROHQ/CE/PN-19896-13/CC-3095. Dated 29.03.2014 |

| | | |
|------|---|---|
| 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. | PP has obtained EC vide letter No. EC identification No. EC22B038MH126172 dated 31.03.2022 |
| 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. | Complied. PP submitted six monthly EC compliance report for the period of Oct, 2021 to March, 2022 on 17.04.2022 to IRO, MOEF&CC Nagpur |
| 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. | Complied. PP has submitted Environmental Statement (Form-V) to MPCB on 16.06.2022 (Annexure-IX). |
| VI) | In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any. | PP has consented to Condition. |
| 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. | Not Applicable. |

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


(Dr. P.R. Sakhare)
Scientist 'E'

ENVIRONMENTAL
CLEARANCE

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

To,

The Partner
 EISHA PROPERTIES UNIT - 5
 Office no 52 Eaststreet Galleria complex 2421 Eaststreet Camp -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/240972/2021 dated 27 Nov 2021. The particulars of the environmental clearance granted to the project are as below.

| | |
|--|--|
| 1. EC Identification No. | EC22B038MH126172 |
| 2. File No. | SIA/MH/MIS/240972/2021 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Project "Eisha Zenith " at Tathawade by Eisha Properties Unit-5 |
| 7. Name of Company/Organization | EISHA PROPERTIES UNIT - 5 |
| 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.

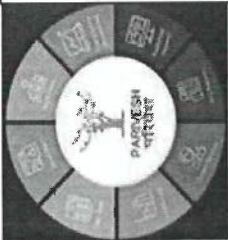
Date: 31/03/2022

(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/240972/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Eisha Properties Unit-5,
Gat No 95/2, 95/3, Village - Tathawade,
Taluka – Mulshi, Pune

Subject : Environmental Clearance for Proposed Project "Eisha Zenith " at Gat No 95/2, 95/3, Village - Tathawade, Taluka – Mulshi, Pune by M/s.Eisha Properties Unit-5

Reference : Application no. SIA/MH/MIS/240972/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 86th & 134th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 240th (Day-3) 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/240972/2021 | |
| 2. | Name of Project | Amendment in Environmental Clearance for " Eisha Zenith" - Residential Development | |
| 3. | Project category | Schedule 8(a) Category B2 | |
| 4. | Type of Institution | Private | |
| 5. | Project Proponent | Name | Mr. Bharat Nagori, M/s Eisha Properties Unit V |
| | | Regd. Office address | A6, Shivsagar Society Ganeshkhind Road , Modibaug, Shivajinagar, Pune 411016 |
| | | Contact number | 9822026300 |
| | | e-mail | bharat@bmnagori.com |
| 6. | Applied for | Expansion in Existing Project | |
| 7. | Details of previous EC | Yes. EC received vide letter no SEAC 2212/CR-14/TC-2 dated 16.07.2015 for Plot Area = 22900 sqm, deduction = 9686.28 sqm, Net plot area = 13213.72 sqm , FSI = 21627.67 sqm, Non FSI = 26476.87sqm & Total Construction area = 48374.54 sqm | |
| 8. | Location of the project | Gat No 95/2, 95/3, Village - Tathawade, Taluka - Mulshi, | |
| 9. | Latitude and Longitude | 18°36'42.43"N, 73°44'41.13"E | |

| 10. | Total Plot Area (m2) | 22900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|---|--|------------------|---------------|------------------|---------------|------------------------------------|-------|-------------|-------|------------|--------|----------|-------|---------------|-----|---------------|--------|----------|-------|----------|-------|------------|--------|----|---|---|---|------------|--------|----|---|---|---|------------|-------|---|---|---|---|------------|------------|-------|---|---|---|-------------|------------|------|---|---|---|-------------|------------|------|----------------------------------|
| 11. | Deductions (m2) | 4113.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. | Net Plot area (m2) | 18786.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. | Proposed FSI area (m2) | 46822.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. | Proposed Non-FSI area (m2) | 41774.58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. | Proposed TBUA (m2) | 88596.73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16. | TBUA (m2) approved by Planning Authority till date | As per IOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17. | Total Project Cost (Rs.) | 1590000000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18. | CER as per MoEF & CC circular dated 01/05/2018 | <table border="1"> <thead> <tr> <th>Activity</th> <th>Location</th> <th>Cost (Rs.)</th> <th>Duration</th> </tr> </thead> <tbody> <tr> <td colspan="4">Details in CER activities annexure</td> </tr> </tbody> </table> | Activity | Location | Cost (Rs.) | Duration | Details in CER activities annexure | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Activity | Location | Cost (Rs.) | Duration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Details in CER activities annexure | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19. | <p>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></p> <p>Previous EC / Existing Building and Proposed Configuration</p> <table border="1"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>A Building</td> <td>P+11 F</td> <td>36</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>B Building</td> <td>P+11 F</td> <td>36</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>C Building</td> <td>P+11 F</td> <td>36</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>D Building</td> <td>P+11 F</td> <td>36</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Club House</td> <td>G+1 F</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>E Building</td> <td>G+2Po+19 F</td> <td>64.55</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>F1 Building</td> <td>G+3Po+19 F</td> <td>69.7</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>F2 Building</td> <td>G+3Po+19 F</td> <td>69.7</td> </tr> </tbody> </table> | Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | - | - | - | A Building | P+11 F | 36 | - | - | - | B Building | P+11 F | 36 | - | - | - | C Building | P+11 F | 36 | - | - | - | D Building | P+11 F | 36 | - | - | - | Club House | G+1 F | - | - | - | - | E Building | G+2Po+19 F | 64.55 | - | - | - | F1 Building | G+3Po+19 F | 69.7 | - | - | - | F2 Building | G+3Po+19 F | 69.7 | Reason for Modification / Change |
| Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | A Building | P+11 F | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | B Building | P+11 F | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | C Building | P+11 F | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | D Building | P+11 F | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | Club House | G+1 F | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | E Building | G+2Po+19 F | 64.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | F1 Building | G+3Po+19 F | 69.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | F2 Building | G+3Po+19 F | 69.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20. | Total number of tenements | 709 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21. | Water Budget | <table border="1"> <thead> <tr> <th colspan="2">Dry Season (CMD)</th> <th colspan="2">Wet Season (CMD)</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>325.7</td> <td>Fresh Water</td> <td>325.7</td> </tr> <tr> <td>Recycled</td> <td>207.1</td> <td>Recycled</td> <td>164.2</td> </tr> <tr> <td>Swimming Pool</td> <td>2.5</td> <td>Swimming Pool</td> <td>2.5</td> </tr> <tr> <td>Flushing</td> <td>164.2</td> <td>Flushing</td> <td>164.2</td> </tr> </tbody> </table> | Dry Season (CMD) | | Wet Season (CMD) | | Fresh Water | 325.7 | Fresh Water | 325.7 | Recycled | 207.1 | Recycled | 164.2 | Swimming Pool | 2.5 | Swimming Pool | 2.5 | Flushing | 164.2 | Flushing | 164.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dry Season (CMD) | | Wet Season (CMD) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fresh Water | 325.7 | Fresh Water | 325.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recycled | 207.1 | Recycled | 164.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Swimming Pool | 2.5 | Swimming Pool | 2.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flushing | 164.2 | Flushing | 164.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | |
|------------------|--|--|-----------------------------------|----------------------------------|--------|
| | | Total | 532.8 | Total | 511.35 |
| | | Waste water generation | 416.5 | Waste water generation | 416.5 |
| 22. | Water Storage Capacity for Firefighting / UGT | As per NOC | | | |
| 23. | Source of water | PCMC | | | |
| 24. | Rainwater Harvesting (RWH) | Level of the Ground water table | 15-20m | | |
| | | Size and no of RWH tank(s) and Quantity | N.A. | | |
| | | Quantity and size of recharge pits | Quantity: 18 Nos & Size: 2mX2mX2m | | |
| | | Details of UGT tanks if any | Domestic | 490 | |
| | | | Flushing | 120 | |
| Fire | As per NOC | | | | |
| 25. | Sewage and Waste water | Sewage generation in CMD | 416.5 | | |
| | | STP technology | MBBR | | |
| | | Capacity of STP (CMD) | 460 | | |
| 26. | Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal | |
| | | Dry waste | 3 | Through authorized agency | |
| | | Wet waste | 2 | Through authorized agency | |
| | | Construction waste | 5 | Through authorized agency | |
| 27. | Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal | |
| | | Dry waste | 737 | Handed over to Authorized Agency | |
| | | Wet waste | 1081.5 | In-situ Composting | |
| | | Hazardous waste | Negligible | Negligible | |
| | | Biomedical waste | N.A. | N.A. | |
| STP Sludge (dry) | 68.7 | In-situ Composting | | | |
| 28. | Green Belt Development | Total RG area (m2) | 2009.9 | | |
| | | Number of trees to be planted | 193 | | |
| | | Number of trees to be transplanted | NIL | | |
| 29. | Power requirement | Source of power supply | MSEDCL | | |
| | | During Construction Phase (Demand Load) | 75 kW | | |
| | | During Operation phase (Connected load) | 3600 kW | | |
| | | During Operation phase (Demand load) | 1670 kW | | |
| | | Transformer | 630 kVA X 3 Nos | | |
| | | DG set | 125 kVA X 1 Nos, 320 kVA X 1 Nos | | |
| | | Fuel used | Diesel | | |
| 30. | Details of Energy saving | Measures to reduce energy consumption: Ø Generally we have proposed high efficiency transformer, motors etc. to | | | |

| | | | | | |
|-----|--|--|---|-----------------------|--------------------------------|
| | | reduce losses. Ø Electronic Ballasts and Energy efficient lamp source either triposphere or LED are proposed for common area & general lighting with automatic time-based control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures. | | | |
| 31. | Environmental Management plan budget during Construction phase | No. | Details | Cost | |
| | | 1 | Water for Construction, Labour & Dust Suppression | Rs. 4 Lacs | |
| | | 2 | Site Sanitation & Health & Safety PPE Kits | Rs. 3 Lacs | |
| | | 3 | Environmental Monitoring | Rs. 4 Lacs | |
| | | 4 | Disinfection & Health & Safety | Rs. 3 Lacs | |
| | | 5 | Health Check up | Rs. 3 Lacs | |
| 32. | Environmental Management plan Budget during Operation phase | Component | Details | Capital (Rs. In Lacs) | O&M (Rs. In Lacs/Yr) |
| | | Sewage treatment | Waste Water Management | 107 | 26.94 |
| | | RWH | RWH Pits | 15 | 1.5 |
| | | Solid Waste | Organic Waste Composting | 14.95 | 6.37 |
| | | Green belt development | Tree Plantation | 39.03 | 6.25 |
| | | Energy saving | Energy Conservation | 107.60 | 3.63 |
| | | Environmental Monitoring | Pollution Control | 0 | 1.5 |
| | | Disaster Management | Fire & LA | 211.87 | 10.59 |
| | | PPE Kits Health & Safety | Biomedical Waste Management | 0 | 1 |
| 33. | Traffic Management | Type | Required as per DCR | Actual Provided | Parking Area (m ²) |
| | | 4-Wheeler | 420 | 420 | 27083.8 |
| | | 2-Wheeler | 1475 | 1475 | |
| | | Bicycles | 0 | 0 | |
| 34. | Details of Court cases / litigation w.r.t. the project and project location if any | NA | | | |

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide letter no. SEAC-2212/CR-14/TC-2 dated 16.07.2015 for FSI area: 21627.67 m²; Non FSI area: 26476.87 m² & Total Construction area: 48,374.54m². Proposal has been considered by SEIAA in its 240th (Day-3) 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. An Architect Certificate shall be submitted stating that since appraisal of the project no additional construction is carried out and no change in the project.

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-46822.15 m2, Non-FSI-41774.58 m2, Total BUA- 88696.73 m2. (Plan approval-BP/EC/Tathwade/05/2018, dated 28.09.2018).

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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same

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

C) General EC Conditions:-


- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
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-Mhaikar
(Member Secretary, SEIAA) 31/3/2022

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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Validity unknown

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 3/31/2022 1:24:07 PM

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : - 24010437/24020781/24014701

Fax : - 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

Visit At:- <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion-
Matunga Scheme Road No. 8, Opp.
Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400 022

Infrastructure/Orange/L.S.I

Consent order No: *Format I./BO/ROHQ/CE/PN-19896-13/CC-3095*

Date *29/03/2014*

To,
M/s. Eisha Properties Unit V,
"Eisha Zenith",
Gat No. 95/2, 95/3, Tathawade, Dist. Pune.

Sub : Consent to Establish in Orange category for Building / construction project.

Ref : Minutes of Consent Committee meeting held on 18/03/2014

Your application:- CE 131000661

Date: 21/11/2013

For: Consent to Establish for Construction of Residential project.

Under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Establish is granted for a period upto:- Commissioning of the unit or five years, whichever is earlier.
2. The Proposed Capital investment of the Project is Rs 95.00 Crs. (As per CA certificate).
3. The Consent to Establish is valid for development of new Residential project by M/s. Eisha Properties Unit V named as "Eisha Zenith" at Gat No. 95/2,95/3, Tathawade, Dist. Pune on total plot area of 22,900.0 m² and total construction area of 46,349.54 m² As per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

| Sr. no. | Description | Permitted quantity of discharge | Standards to be achieved | Disposal |
|---------|-------------------|---------------------------------|--------------------------|--|
| 1. | Trade effluent | Nil | NA | NA |
| 2. | Domestic effluent | 214.0 CMD | As per Schedule -I | 60% shall be reused & recycled and remaining shall be discharged in municipal sewer. |

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

| Sr. No. | Description of stack / source | Number of Stack | Standards to be achieved |
|---------|-------------------------------|-----------------|--------------------------|
| 1. | DG sets (125 + 250 KVA) | 2 | As per Schedule -II |

SRO Pimpri Chinchwad/IO/L/96638000

[Handwritten Signature]



6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

| Sr. No. | Type Of Waste | Quantity | UOM | Treatment | Disposal |
|---------|-------------------------|----------|--------|-------------|----------------|
| 1. | Biodegradable Waste | 567.0 | Kg/Day | OWC | Used as manure |
| 2. | Non Biodegradable Waste | 525.0 | Kg/Day | Segregation | By sale |
| 3. | STP Sludge | 34.0 | Kg/D | -- | Used as manure |

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the Environment Clearance and BG of Rs. 10 Lakh for ensuring the compliances.
10. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
11. The applicant shall submit Board Resolution towards commencement of construction work without obtaining consent to Establish from the Board and EC and applicant shall submit a Bank Guarantee of Rs. 2.0 Lakh towards submission of Board resolution by 10/04/2014.

For and on behalf of the
Maharashtra Pollution Control Board



(Rajeev Kumar Mittal) IAS
Member Secretary

Received Consent fee of -

| Sr. No. | Amount(Rs.) | DD. No. | Date | Drawn On |
|---------|-------------|---------|------------|-----------|
| 1 | 1,25,000/- | 049302 | 18/11/2013 | Axis Bank |

Copy to:

1. Regional Officer, MPCB, Pune. And Sub-Regional Officer, Pune Pimpri Chinchwad, they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 220.0 CMD

B) The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| | | | |
|---|------------------------|---------------|------------|
| 1 | pH | Not to exceed | 6.5 to 9.0 |
| 2 | Suspended Solids | Not to exceed | 100 mg/l. |
| 3 | BOD 3 Days 27 degree C | Not to exceed | 100 mg/l. |
| 4 | Detergent | Not to exceed | 01 mg/l. |

C) The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water; works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1. | Domestic purpose | 266.0 |

Schedule-II

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

| Sr. No. | Stack Attached To | Height in Mtrs. (Above roof top) | Type of Fuel | Quantity |
|---------|--------------------------|----------------------------------|----------------|-------------|
| 1. | DG sets (125 + 250 KVA) | 4.0 | HSD/ Diesel | 45.0 Lit/Hr |

* D.G. Set shall be operate only in case of power failure.

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:

| | | |
|--------------------|---------------|-----------------------------|
| Particulate matter | Not to exceed | 150.00 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 during construction phase:-

| | |
|---|--|
| a | During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters. |
| b | During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory. |
| c | Noise generating activity shall be carried out during day time only. |

[Handwritten Signature]



**Schedule-III
Details of Bank Guarantees**

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|---|---------------------------------------|---------------|
| 1 | Establish | Rs. 5.0 lakh | 15 days | Rs. 5.0 lakh for ensuring the compliance of consent conditions. | Upto Commissioning of the unit | Five years |
| 2 | Establish | Rs 10.0 Lakh | 15 days | Rs. 10 lakh for not taking any effective steps prior to obtaining the Environment Clearance | Upto Obtaining Environment Clearance. | Five years |
| 3 | Establish | Rs. 2 Lakh | 15 days | Rs. 2.0 Lakh towards submission of Board resolution by 31/03/2014 | 10/04/2014 | 31/07/14 |

SRO Pimpri Chinchwad/1/O/L/96638000

[Handwritten Signature]

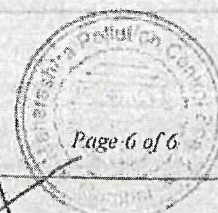


Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The Industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The Industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



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

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/CC-1902000720

Date-5/02/2019

To,
M/s. Eisha Properties Unit 5 (EISHA ZENITH),
Gat No. 95/2, 95/3, Tathawade,
Tal: Mulshi, Dist: Pune.

Subject: Consent to Operate (part-I) for construction of residential Building Project in Red Category.

Ref :

1. C to E obtained vide no. Format 1.0/BO/RO-HQ/CE/PN-19896-13/CC-3095 dated 29/03/2014.
2. Environmental Clearance obtained vide no. SEAC-2012/CR-14/TC-2 dated 16/07/2015.
3. Minutes of Consent Committee meeting held on 18/01/2019

Your application MPCB-CONSENT-0000053450 Dated 28/07/2018.

For: Consent to First Operate (Part-I) for Building/Construction of residential cum commercial project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Control of Pollution) Act, 1981, Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to operate is granted for a period up to 31.01.2020.

The proposed capital investment of the (part) project is Rs. 58.58 Crs. (As per CA Certificate submitted by project proponent, whereas total CI of the project is Rs. 95.0 Cr., as per C to E) The Consent to First Operate (part-I) is valid for Residential Building Project developed by M/s. Eisha Properties Unit 5 (EISHA ZENITH), Gat No. 95/2, 95/3, Tathawade, Tal: Mulshi, Dist: Pune on total plot area of 22900.0 sq. mtrs and construction completed built up area of 21269.61 sq. mtrs out of total BUA of 46349.51 sq. m. including utilities and services as per occupancy certificate issued by local body.

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

| Sr. No. | Description | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal |
|---------|-------------------|---------------------------------------|--------------------------|---|
| 1. | Trade effluent | NIL | NA | NA |
| 2. | Domestic effluent | 90 | As per Schedule -I | 60% should be reused & recycled and remaining should be discharged in municipal sewer |

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

| Sr. No. | Description of stack/ source | Capacity | Number Of Stack | Standards to be achieved |
|---------|------------------------------|----------|-----------------|--------------------------|
| 1 | DG Set (1 Nos) | 125 KVA | 1 | As Per Schedule -II |

4. Conditions under Solid Waste Management Rules, 2016:

| Sr. no. | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---------|-------------------|----------------|-----------|---|
| 1 | Bio-degradable | 85 Kg/ Day | OWC | Used as Manure |
| 2 | Non-biodegradable | 60 Kg/Day | -- | Segregate and Hand over to Local Body for recycling |
| 3 | STP Sludge | 3 Kg/Day | -- | Used as Manure |

5. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
6. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
7. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
8. 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.
9. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by SEIAA vide SEAC-2012/CR-14/TC-2 dated 16/07/2015.
10. This consent is issued as per the area statement issued by Ar. Jagdish Deshpande dtd. 25/07/2018.
11. In case the project is not completed within validity period of EC and / or C to E, PP shall not carry out construction work without obtaining revalidated EC and / or C to E for remaining project.
12. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to O.
13. Project Proponent shall submit BG of Rs. 10.00 lacs within 15 days from the issuance of Consent for validity upto 31/05/2020 towards the compliance of Consent Conditions.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravediran, IAS)
Member Secretary

Received Consent fee of -

| Sr. No. | Amount (Rs.) | DR. No. | Received Date | Name of Bank |
|---------|--------------|-------------|---------------|---------------------|
| 1 | 1,00,000/- | 31086842039 | 31/07/2018 | State Bank of India |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, Pimpri- Chanchawad, MPCB- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have provided Sewage Treatment Plants (STP) with MBBR technology and with design capacity of 240 CMD.

B] The Applicant shall operate the effluent 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 | Standards prescribed by Board |
|--------|-------------------|---|
| | | Limiting Concentration in mg/l, except for PH |
| 01 | BOD (3 days 27°C) | 10 |
| 02 | Suspended Solids | 50 |
| 03 | COD | 100 |
| 04 | Residual Chlorine | 1ppm |

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

2) The industry should 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.

3) Project Proponent should regularly and properly, operate and maintain the online monitoring systems installed for BOD, SS & flow.

4) Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.

5) The water consumption of the project is as below.

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1. | Domestic purpose | 104 |

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

| Sr. No. | Stack Attached To | APC System | Height in Mtrs. | Type Of Fuel | Quantity | UOM | S% | SO ₂ |
|---------|-------------------|--------------------|-----------------|--------------|----------|-------|----|-----------------|
| 2 | DG Set (125 KVA) | Acoustic enclosure | 3.00* | HSD | 34 | Kg/Hr | - | - |

* Above roof of the building in which it is installed.

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

| | | |
|--------------------|---------------|--------------------------|
| Particulate matter | Not to exceed | 150 mg/Nm ³ . |
|--------------------|---------------|--------------------------|

3. The Applicant should 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.
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).



Schedule-III
Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|---|-------------------|---------------|
| 1 | Consent to Operate | Rs. 10 lakh | 15 Days | Towards O & M of pollution Control System | 31/01/2020 | 31/05/2020 |

Handwritten signature

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Project Proponent 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) should also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The Project Proponent should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Project Proponent should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The Project Proponent should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.



JAGADISH P. DESHPANDE
architect

TO WHOM SO EVER IT MAY CONCERN

I am appointed as an Architect for the Project "EISHA ZENITH" at Gat No. 95/2, 95/3, Village: Tathawade, Taluka: Mulshi, Dist.: Pune. The said Scheme is being developed by "M/S. EISHA PROPERTIES UNIT-5" having their office at A-6, Shivsagar Society, Ganeshkhind Road, Modi Baug, Shivajinagar, Pune - 411 016.

Developer has obtained EC for the above project as vide No. EC-22B038MH126172 dated 31/03/2022 for BUA as under :

FSI - 46822.15 Sq.mtrs.
Non - FSI - 41774.58 Sq.mtrs.
Total BUA - 88596.73 Sq.mtrs.

The construction at the above mentioned site is already initiated and partly done as per previously obtained EC vide Letter No. SEAC-2212/CR-14/TC-2, dated 16/07/2015. Later revised EC has been obtained on 31/03/2022 as per above mentioned BUA details. There is no actual deviation in the construction completed at site and the EC obtained. There is a notional difference in the FSI and Non FSI values in the obtained revised EC and areas constructed as per previous EC due to new UDCPR where the FSI is calculated by P-Line adding ancillary areas. The figures completed BUA as on date of this certificate are as under :-

FSI - 13615.24 Sq.mtrs.
Non - FSI - 13109.62 Sq.mtrs.
Total BUA - 26724.86 Sq.mtrs.

| Sr.No. | Building Name | Floor wise Configuration | FSI (in Sq.Mtrs) | Non FSI (in Sq.Mtrs) | Total BUA (in Sq.Mtrs) |
|--------------|---------------|--------------------------|------------------|----------------------|------------------------|
| 1. | Wing-A | P + 11 | 3838.38 | 3121.49 | 6959.87 |
| 2. | Wing-B | P + 11 | 3316.77 | 2999.24 | 6316.01 |
| 3. | Wing-C | P + 11 | 3133.47 | 2961.56 | 6095.03 |
| 4. | Wing-D | P + 11 | 3326.62 | 2959.90 | 6286.52 |
| 5. | Club House | G + 1 | - | 277.53 | 277.53 |
| 6. | Services | - | - | 789.90 | 789.90 |
| Total | | - | 13615.24 | 13109.62 | 26724.86 |



JAGADISH P. DESHPANDE
architect

We are proposing the total BUA as under :-

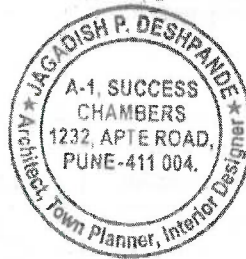
FSI - 89255.03 Sq.mtrs.
Non - FSI - 42789.31 Sq.mtrs.
Total BUA - 132044.34 Sq.mtrs.

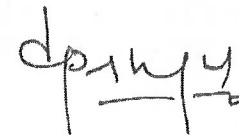
| Sr.No. | Building Name | Floor wise Configuration | Height (m.) | Tenements (Nos.) |
|--------------|---------------|--------------------------|-------------|------------------|
| 1. | A | P + 11 | 36 | 45 |
| 2. | B | P + 11 | 36 | 44 |
| 3. | C | P + 11 | 36 | 42 |
| 4. | D | P + 11 | 36 | 44 |
| 5. | E1 | G + P1 + P2 + P3 + 24 | 87.60 | 138 |
| 6. | E2 | G + P1 + P2 + P3 + 24 | 87.60 | 138 |
| 7. | F1 | G + P1 + P2 + P3 + 24 | 87.60 | 140 |
| 8. | F2 | G + P1 + P2 + P3 + 24 | 87.60 | 140 |
| 9. | F3 | G + P1 + P2 + P3 + 24 | 87.60 | 140 |
| Total | | | | 871 |
| 10. | E1(Shops) | G | - | 6 |
| 11. | E2(Shops) | G | - | 6 |
| 12. | F3(Shops) | G | - | 16 |
| Total | | | | 28 |

This confirmation is given by 18th day of April 2022.

Date :-26/04/2022

Place:-Pune




(Jagadish P. Deshpande)

JAGADISH P. DESHPANDE
REGN. NO. CA-84/8318



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AMBIENT AIR MONITORING REPORT

F/SL/RR-18.8/01/19

| | |
|---|---|
| Client Name : M/s. Eisha Properties Unit V Site: Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | Report No. : SL/21-22/02/MAA/38C |
| | Inward Date : 16/02/2022 |
| | Analysis Date : 16/02/2022 |
| | Report Date : 19/02/2022 |

AMBIENT MONITORING DETAILS

| | | |
|---|-----------------------|----------------------------------|
| Date of Sampling : 15-16/02/2022 | Time: 11:15 am | Location : Near Main Gate |
| Monitoring Representative : Mr. Akshay | | Collected By : SATPL Team |

METROLOGICAL DATA

| | |
|--------------------------------------|-------------------------------------|
| Wind Velocity (km/hrs) : 3 | Ambient Temperature °C : 27 |
| Wind Direction : East to west | Humidity % : 54 |
| Dry Bulb Temperature °C : 30 | Wet Bulb Temperature °C : 28 |

RESULTS

| Sr. No. | Parameters | Unit | Reference Method | Results | NAAQS Limits (2009) |
|---------|--|--------------------|----------------------------------|---------|---------------------|
| 1 | Sulphur Dioxide (SO ₂) | µg/m ³ | IS 5182 (Part 2):2001 | 35.8 | ≤ 80 |
| 2 | Nitrogen Dioxide (NO ₂) | µg/m ³ | IS 5182 (Part 6):2006 | 31.5 | ≤ 80 |
| 3 | Particulate Matter PM ₁₀ | µg/m ³ | IS 5182 (Part 23):2006 | 73.2 | ≤ 100 |
| 4 | Particulate Matter PM _{2.5} | µg/m ³ | CPCB Guidelines Vol.-1 2013 | 31.8 | ≤ 60 |
| 5 | Carbon Monoxide (CO) | mg/ m ³ | IS 5182 (Part 10):2003 | 0.1 | ≤ 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 | 1.6 | ≤ 180(1hr) |
| 8 | Ammonia (NH ₃) | µg/m ³ | APHA-401-1988 | 31.5 | ≤ 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 : | 12/03/2021 |
| Validity | 11/03/2022 |

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

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



Authorized Signatory

Dr. Archana Waykole
(Government Analyst)



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AMBIENT NOISE MONITORING REPORT

F/SL/RR-29.1/01/22

| | |
|---|---|
| Client Name : M/s. Eisha Properties Unit V Site: Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | Report No. : SL/21-22/02/MNM/11D |
| | Inward Date : 16/02/2022 |
| | Analysis Date : 16/02/2022 |
| | Report Date : 19/02/2022 |

NOISE MONITORING

| Sr. No. | LOCATIONS | NOISE LEVEL READING IN dB (A) | | NOISE STANDARD in dB (A) FOR DAY TIME, NIGHT TIME. As per MPCB Limits (Commercial Establishment) |
|---------|----------------|-------------------------------|-------|---|
| | | Day | Night | |
| 1 | Near Main Gate | 54.0 | 44.0 | Day Time -55/Night Time 45 dB |

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

DETAILS OF INSTRUMENT USED

| | |
|----------------------------|-------------------|
| Instrument Used | Sound Level Meter |
| Date of Calibration | 16/03/2021 |
| Validity | 15/03/2022 |

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

Authorized Signatory



Archana Waykole
Dr. Archana Waykole
(Government Analyst)

Page 1 of 1



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| TEST REPORT | | | | | 19/03/2022 |
|---|---|--------------------|------------|--|------------|
| Sample / Report No. | SL/21-22/03/MFW/223G | | | | |
| Name of Customer | M/s. Eisha Properties Unit V | | | | |
| Address of Customer | Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | | | | |
| Order / Reference | As per TRF dated 16/02/2022 | | | | |
| Sample declaration as provided by customer : | | | | | |
| Nature of Sample | Drinking Water - Tap Water | | | | |
| Batch No. | NA | | | | |
| Sample Drawn by | Client on 16/03/2022 | Sample Received On | 16/03/2022 | | |
| Start of Analysis | 16/03/2022 | End of Analysis | 19/03/2022 | | |
| 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 | 7.5 | 6.5 - 8.5 | ---- | IS 3025 (Part 11):2002 | |
| Total Suspended Solids (TSS) | BDL | NA | mg/lit | APHA,23 rd edition 2017:2540-D | |
| Total Dissolved Solids (TDS) | 86.0 | 500.0 Max | mg/lit | IS 3025 (Part 16):2006 | |
| Chlorides as Cl ⁻ | 10.0 | 250.0 Max | mg/lit | IS 3025 (Part 32):2007 | |
| Sulphate as SO ₄ | 12.5 | 200.0Max | mg/lit | IS 3025 (Part 24):2009 | |
| Oil & Grease | BDL | NA | mg/lit | IS 3025 (Part 39):1991 | |
| Calcium | 18.83 | 75.0 Max | mg/lit | IS 3025 (Part 40):2003 | |
| Magnesium | 2.13 | 30.0 Max | mg/lit | IS 3025 (Part 46):2003 | |
| Total Hardness | 56.0 | 200.0 Max | mg/lit | IS 3025 (Part 21):2009 | |
| Iron | BDL | 1.0 Max | mg/lit | IS 3025 (Part 2):2004 | |
| Turbidity | BDL | 1.0 Max | NTU | IS 3025 (Part 10):2002 | |
| Nitrate | 0.30 | 45.0 Max | mg/lit | IS 3025 (Part 34):2009 | |
| Fluorides as F | BDL | 1.0 Max | mg/lit | IS 3025: (Part 60): 2008 | |
| Hexavalent Chromium as Cr ⁺⁶ | BDL | NA | mg/lit | APHA,23 rd edition 2017:3500-Cr-B | |
| Phenolic compound as C ₆ H ₆ OH | BDL | 0.001 Max | mg/lit | IS 3025 (Part 43) :2003 | |
| Odour | Agreeable | Agreeable | ---- | IS 3025 (Part 5):2006 | |
| Taste | Agreeable | Agreeable | ---- | IS 3025 (Part 8):2006 | |
| Electrical conductivity@°C | 1.7 | NA | µs/cm | APHA,23 rd edition 2017:2510-B | |
| Colour | <0.1 | 5.0 Max | Hazen | IS 3025 (Part 4):2006 | |
| Total Alkalinity | 53.7 | 200.0 Max | mg/lit | IS 3025 (Part 23):2003 | |
| Note: NA-Not Applicable. | | | | | |

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

Page 1 of 2



||Shreeji||

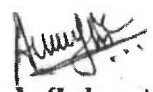
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| TEST REPORT | | | | | 19/03/2022 |
|--|---|--------------------|------------|---|------------|
| Sample / Report No. | SL/21-22/03/MFW/223G | | | | |
| Name of Customer | M/s. Eisha Properties Unit V | | | | |
| Address of Customer | Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | | | | |
| Order / Reference | As per TRF dated 16/03/2022 | | | | |
| Sample declaration as provided by customer : | | | | | |
| Nature of Sample | Drinking Water - Tap water | | | | |
| Batch No. | NA | | | | |
| Sample Drawn by | Client on 16/03/2022 | Sample Received On | 16/03/2022 | | |
| Start of Analysis | 16/03/2022 | End of Analysis | 19/03/2022 | | |
| 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 | | | | | |
| Aluminium as Al | BDL | 0.03 Max | mg/lit | IS 3025: (Part 02):2004 | |
| Arsenic as As | BDL | 0.01 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Boron as B | BDL | 0.5 Max | mg/lit | IS 3025: (Part 02) :2004 | |
| Cadmium as Cd | BDL | 0.003 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Copper as Cu | 0.02 | 0.05 Max | mg/lit | IS 3025: (Part 02) :2004 | |
| Total chromium as Cr | BDL | 0.05 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Lead as Pb | BDL | 0.01 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Mercury as Hg | BDL | 0.001 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Nickel as Ni | BDL | 0.02 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Selenium as Se | BDL | 0.01 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Zinc as Zn | BDL | 5.0 Max | mg/lit | IS 3025: (Part 02): 2004 | |
| Biological Testing | | | | | |
| Total coliform | Absent | Absent | Per 100ml | IS 1622:1981 | |
| E. coli | Absent | Absent | Per 100ml | IS 1622:1981 | |
| Note: NA-Not Applicable, NTU- Nephelometric Turbidity Unit, BDL- Below Detectable Limit. Remark: - The Sample analyzed for above parameters is within the prescribed limits of IS 10500:2012. | | | | | |
| -----End of Test Report----- | | | | | |
| | | | | Authorized Signatory | |
| | | | |  | |
| | | | | Dr. Archana Waykole (Government Analyst) | |

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Page 2 of 2



||Shreeji||


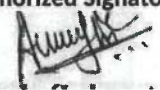
SHREEJI AQUA TREATMENT PVT. LTD.

We treat WATER under one roof

Pune: 21 A, Shreeji Complex, Nehru Nagar, Pimpri, Pune: 411 018.
Vadodara: Plot No.1, Shah Ind. Park -1, Vadodara-Savli Road, Lamdapura. 391 775 Dist. Vadodara
Lab.: 1 & 4, Shreeji terrace apt. Plot No. 53, Purna Nagar, Chikhli, Pune: 411 019.
Ph.: 020-27423939 • Fax: 020-27421127 • Customer Care No. +91 9225247365
Web: www.shreejiagua.com • Email: info@shreejiagua.com

An ISO 9001:2015
Certified Company
OHSAS 18001 : 2007

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

| TEST REPORT | | | | | 19/03/2022 |
|--|---|--------------------|------------|--|------------|
| Sample / Report No. | SL/21-22/03/MWW/136K | | | | |
| Name of Customer | M/s. Eisha Properties Unit V | | | | |
| Address of Customer | Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | | | | |
| Order / Reference | As per TRF dated 16/03/2022 | | | | |
| Sample declaration as provided by customer : | | | | | |
| Nature of Sample | STP Treated water | | | | |
| Batch No. | NA | | | | |
| Sample Drawn by | Client on 16/03/2022 | Sample Received On | 16/03/2022 | | |
| Start of Analysis | 16/03/2022 | End of Analysis | 19/03/2022 | | |
| Sample Container | Plastic Can | Sample Quantity | 2 lit. | | |
| Sampling Procedure | NA | | | | |
| Limits | MPCB Standards | | | | |
| Parameters | Results | Limits | Unit | Method | |
| Chemical Testing | | | | | |
| pH | 7.20 | 5.5-9.0 | ---- | APHA, 23 rd Edition 2017/ 4500-H+B | |
| Total Suspended Solids (TSS) | 34.0 | <100.0 | mg/lit | APHA, 23 rd Edition 2017/ 2540-D | |
| Bio Chemical Oxygen Demand (BOD) @ 27°C for 3 Days | 09.45 | <10.0 | mg/lit | IS 3025 (Part 44):1993 | |
| Chemical Oxygen Demand (COD) | 20.5 | <30 | mg/lit | APHA, 23 rd Edition 2017/5220-C | |
| Total Nitrogen | 7.91 | <10.0 | mg/lit | IS 3025 (Part 44):1993 | |
| Oil & Grease | <2.0 | <5.0 | mg/lit | IS 3025 (Part 39):1991 | |
| Sulphide | Nil | <2 | mg/lit | APHA, 23 rd Edition 2017/4500-SO-E | |
| Note: NA-Not Applicable Remark: - Reference to above testing parameters, given STP Treated water sample meets within prescribed limits. -----End of Test Report----- | | | | | |
| | | | |  | |
| | | | | Authorized Signatory  Dr. Archana Waykole (Government Analyst) | |

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| TEST REPORT | | | | | 19/03/2022 |
|--|---|--------------------|------------|----------------------------------|------------|
| Sample / Report No. | SL/21-22/03/MSO/219J | | | | |
| Name of Customer | M/s. Eisha Properties Unit V | | | | |
| Address of Customer | Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | | | | |
| Order / Reference | As per TRF dated 16/03/2022 | | | | |
| Sample declaration as provided by customer : | | | | | |
| Nature of Sample | Soil Sample- Near Landscape Area | | | | |
| Batch No. | NA | | | | |
| Sample Drawn by | Client on 16/03/2022 | Sample Received On | 16/03/2022 | | |
| Start of Analysis | 16/03/2022 | End of Analysis | 19/03/2022 | | |
| Sample Container | Ziplock Bag | Sample Quantity | 01 Kg | | |
| Sampling Procedure | NA | | | | |
| Limits | NA | | | | |
| Parameters | Results | Limits | Unit | Method | |
| Chemical Testing | | | | | |
| Colour | Brown | NA | -- | Visual Observation | |
| Texture | Silt loam | NA | -- | Lab manual on agriculture method | |
| Water Holding Capacity | 36.2 | NA | % | IS 14765:2000 | |
| Sand | 22.0 | NA | % | Gravimetric method | |
| Silt | 45.0 | NA | % | Gravimetric method | |
| Clay | 40.0 | NA | % | Gravimetric method | |
| Bulk Density | 1.131 | NA | gm/cc | IS: 2720 (Part 8)-1983 | |
| Sodium Absorption Ratio | 5.0 | NA | -- | By calculation | |
| Cation exchange Capacity | 2.14 | NA | meq/100 g | IS 2720 (Part 24):1976 | |
| Available Nitrogen | 0.01 | NA | % | IS:14684,1999/Reaffirmed 2014 | |
| Available Phosphorus | 0.1 | NA | % | Olsen's Method | |
| Available Potassium | 72.0 | NA | Kg/ha | EPA-3050B:1996 | |
| Organic Matter | 0.31 | NA | % | IS 2720 (Part 22):2010 | |
| Organic carbon | 0.21 | NA | % | IS 2720 (Part 22):1972 | |
| Manganese | <0.01 | NA | mg/kg | ICP Method | |
| Boron | <0.01 | NA | mg/kg | ICP Method | |
| Zinc | <0.01 | NA | mg/kg | ICP Method | |
| Chromium | <0.01 | NA | mg/kg | ICP Method | |
| Lead | <0.01 | NA | mg/kg | ICP Method | |
| Nickel | <0.01 | NA | mg/kg | ICP Method | |
| Note: NA-Not Applicable. | | | | | |

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| TEST REPORT | | | | | 19/03/2022 |
|--|---|--------------------|------------|---|------------|
| Sample / Report No. | SL/21-22/03/MSO/219J | | | | |
| Name of Customer | M/s. Eisha Properties Unit V | | | | |
| Address of Customer | Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune | | | | |
| Order / Reference | As per TRF dated 16/02/2022 | | | | |
| Sample declaration as provided by customer : | | | | | |
| Nature of Sample | Soil Sample- Near Landscape Area | | | | |
| Batch No. | NA | | | | |
| Sample Drawn by | Client on 16/03/2022 | Sample Received On | 16/03/2022 | | |
| Start of Analysis | 16/03/2022 | End of Analysis | 19/03/2022 | | |
| Sample Container | Ziplock Bag | Sample Quantity | 01 Kg | | |
| Sampling Procedure | NA | | | | |
| Limits | NA | | | | |
| Parameters | Results | Limits | Unit | Method | |
| Chemical Testing | | | | | |
| Arsenic | <0.01 | NA | mg/kg | ICP Method | |
| Mercury | <0.01 | NA | mg/kg | ICP Method | |
| Cadmium | <0.1 | NA | mg/kg | ICP Method | |
| Note: NA-Not Applicable. | | | | | |
| -----End of Test Report----- | | | | | |
| | | | | Authorized Signatory | |
| | | | |  | |
| | | | | Dr. Archana Waykole (Government Analyst) | |

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UNDERTAKING

This is to inform you that, there is no Court case filed or pending against our company "Eisha Properties Unit V" having project at "Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Pune" with reference to the Environmental Clearance granted vide Letter No. EC identification No. EC22B038MH126172 dated 31.03.2022. We also confirm that the Construction is in progress as per the granted EC & Architect Certificate is incorporated accordingly.

Hence this undertaking

Date: 04.06.2022

Place: Pune

For Eisha Properties Unit V

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.

Environment Management Plan

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.
- Barricading of the site with GI sheet will be provided between the activities & the receptors.

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.

Environment Management Plan

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.

Environment Management Plan

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.
- 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.

Environment Management Plan

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.

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.

Environment Management Plan

BIOLOGICAL ENVIRONMENT

Construction Phase

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

Operation Phase

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

Plantation & Landscaping

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

Environment Monitoring Cell

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 cell will implement and review the compliance of the stipulated conditions specified in Environmental Clearance and Consent for Establish. Environmental cell will submit six monthly compliance report regarding status of implementation of each stipulated conditions to MoEF. The cell will be responsible to obtain consent of operate under water Act and Air from MPCB. On getting Consent to operate, the project will be handed over to Environmental Management Committee. The project proponent will provide technical knowhow, legal and technical training to Environmental Management Committee personnel for continuing the EMP.

Environment Management Plan

Environmental Management Audits

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

Organization & Environment Management Cell

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

Responsibilities of Environment monitoring cell

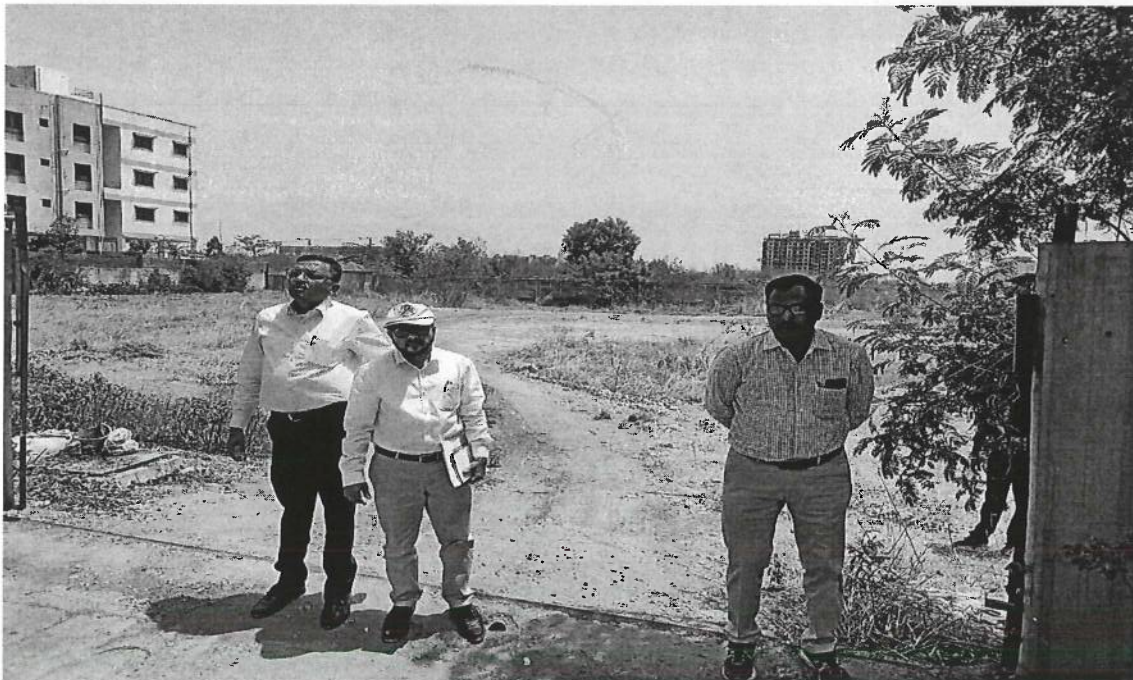
| Attribute | Construction Phase | Operation Phase |
|--------------|--|--|
| Water Regime | <ul style="list-style-type: none"> • Install water meters, take reading routinely, & record in the register. • Install necessary mobile toilet for construction workers & staff etc. to look after its operational & 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. | <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 & |

Environment Management Plan

| | | |
|-----------------|---|---|
| | <ul style="list-style-type: none"> • Prohibition of open burning of solid waste. • Provision of mask & other personnel gazettes to workers with regular health check-up programme. | <p>placing them very near to the sources of nuisance from air & noise point of view.</p> <ul style="list-style-type: none"> • Monitoring of Air quality through MoEF approved lab. • DG Set Stack monitoring through MoEF approved lab. |
| Solid Waste | <ul style="list-style-type: none"> • Provide training to sub-contractor & worker for good sanitation & collecting their individual waste separate it as dry & wet in respective color coded dustbins provided. • Isolated storage of construction raw material such as paint varnishes etc. • Segregated garbage will be handed over to authorized agency. | <ul style="list-style-type: none"> • Ensure collection of solid waste everyday & keeping the record of this qty& documents. • Segregation of garbage into degradable & non biodegradable garbage sent it to the dedicated OWC, carefully without spillage. |
| Soil & Greening | <ul style="list-style-type: none"> • Provision of separate place for storage of top soil to be used in due course for plantation. • 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. |

SITE PHOTOGRAPHS

Annexure-VIII



**FORM V**

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2021

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000040337

Submitted Date

29-11-2021

PART A**Company Information**

| | | |
|--|----------------------------------|---|
| Company Name | Application UAN number | |
| M/S EISHA PROPERTIES UNIT 5 (EISHA ZENITH) | 0000053450 | |
| Address | | |
| 95/2,95/3, TATHWADE, TALUKA-MULSHI, PUNE | | |
| Plot no | Taluka | Village |
| 95/2,95/3, | MULSHI | TATHWADE |
| Capital Investment (In lakhs) | Scale | City |
| 5853 | LSI | PUNE |
| Pincode | Person Name | Designation |
| 411033 | MR.VENKENGOU DA V.J. | PROJECT MANAGER |
| Telephone Number | Fax Number | Email |
| 91637049709 | 0 | projects@bmnagori.com |
| Region | Industry Category | Industry Type |
| SRO-Pune I | Orange | other |
| Last Environmental statement submitted online | Consent Number | Consent Issue Date |
| yes | FORMAT1.0/BO/RO-HQ/CC-1902000720 | 15.02.2019 |
| Consent Valid Upto | Establishment Year | Date of last environment statement submitted |
| 31.01.2020 | 2008 | Sep 19 2020 12:00:00:000AM |
| Industry Category Primary (STC Code) & Secondary (STC Code) | | |

Product Information

| Product Name | Consent Quantity | Actual Quantity | UOM |
|---------------------|-------------------------|------------------------|------------|
| NA | 0 | 0 | CMD |

By-product Information

| By Product Name | Consent Quantity | Actual Quantity | UOM |
|------------------------|-------------------------|------------------------|------------|
| NA | 0 | 0 | CMD |

Part-B (Water & Raw Material Consumption)**1) Water Consumption in m3/day**

| Water Consumption for | Consent Quantity in m3/day | Actual Quantity in m3/day |
|------------------------------|-----------------------------------|----------------------------------|
|------------------------------|-----------------------------------|----------------------------------|

| | | |
|-------------------|------|-------|
| Process | 104 | 98 |
| Cooling | 0.00 | 0.00 |
| Domestic | 0.00 | 0.000 |
| All others | 0.00 | 0.00 |
| Total | 104 | 98 |

2) Effluent Generation in CMD / MLD

| Particulars | Consent Quantity | Actual Quantity | UOM |
|--------------------|-------------------------|------------------------|------------|
| DOMESTIC EFFLUENT | 90 | 79 | CMD |

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

| Name of Products (Production) | During the Previous financial Year | During the current Financial year | UOM |
|--------------------------------------|---|--|------------|
| NA | 0 | 0 | CMD |

3) Raw Material Consumption (Consumption of raw material per unit of product)

| Name of Raw Materials | During the Previous financial Year | During the current Financial year | UOM |
|------------------------------|---|--|------------|
| NA | 0 | 0 | |

4) Fuel Consumption

| Fuel Name | Consent quantity | Actual Quantity | UOM |
|-------------------|-------------------------|------------------------|------------|
| High Speed Diesel | 34 | 34 | Kg/Annum |

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

| Pollutants Detail | Quantity of Pollutants discharged (kL/day) | Concentration of Pollutants discharged (Mg/Lit) Except PH,Temp,Colour | Percentage of variation from prescribed standards with reasons | Standard | Reason |
|---------------------------|---|--|---|-----------------|---------------|
| | Quantity | Concentration | %variation | | |
| pH | 0 | 7.6 | -- | NS | -- |
| TOTAL SUSPENDED SOLID | 0 | 6 | -- | 50 mg/litre | -- |
| BIOCHEMICAL OXYGEN DEMAND | 0 | 7.8 | -- | 10 mg/litre | -- |
| BIOLOGICAL OXYGEN DEMAND | 0 | 28 | -- | 100 mg/litre | -- |

[B] Air (Stack)

| Pollutants Detail | Quantity of Pollutants discharged (kL/day) | Concentration of Pollutants discharged (Mg/NM3) | Percentage of variation from prescribed standards with reasons | Standard | Reason |
|---|---|--|---|-----------------|---------------|
| | Quantity | Concentration | %variation | | |
| TOTAL PARTICULATE MATTER_FOR DG SET-125 KVA | 0 | 10 | -- | 150 | -- |
| SULPHUR DIOXIDE | 0 | 7 | -- | NS | -- |

Part-D

HAZARDOUS WASTES

1) From Process

| Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|-----------------------------|---|--|------------|
| 0 | 0 | 0 | CMD |

2) From Pollution Control Facilities

| Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|-----------------------------|---|--|------------|
| 0 | 0 | 0 | CMD |

Part-E

SOLID WASTES

1) From Process

| Non Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---------------------------------|---|--|------------|
| NA | 0 | 0 | CMD |

2) From Pollution Control Facilities

| Non Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|---------------------------------|---|--|------------|
| NA | 0 | 0 | CMD |

3) Quantity Recycled or Re-utilized within the unit

| Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|-------------------|---|--|------------|
| 0 | 0 | 0 | CMD |

Part-F

Please specify the characteristics (in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

| Type of Hazardous Waste Generated | Qty of Hazardous Waste | UOM | Concentration of Hazardous Waste |
|--|-------------------------------|------------|---|
| 0 | 0 | CMD | NA |

2) Solid Waste

| Type of Solid Waste Generated | Qty of Solid Waste | UOM | Concentration of Solid Waste |
|--------------------------------------|---------------------------|------------|-------------------------------------|
| BIO-DEGRADABLE WASTE | 78 | Kg/Day | NA |
| BIO-DEGRADABLE WASTE | 78 | SqMtr/D | NA |
| NON-BIODEGRADABLE WASTE | 51 | Kg/Day | NA |
| NON-BIODEGRADABLE WASTE | 51 | SqMtr/D | NA |
| STP SLUDGE | 1.2 | Kg/Day | NA |
| STP SLUDGE | 1.2 | SqMtr/D | NA |

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

| Description | Reduction in Water Consumption (M3/day) | Reduction in Fuel & Solvent Consumption (KL/day) | Reduction in Raw Material (Kg) | Reduction in Power Consumption (KWH) | Capital Investment(in Lacs) | Reduction in Maintenance(in Lacs) |
|--------------------|--|---|---------------------------------------|---|------------------------------------|--|
| NA | 0 | 0 | 0 | 0 | 0 | 0 |

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection

OPERATION AND MAINTENANCE COST FOR SEWAGE TREATMENT PLANT AND ORGANIC WASTE CONVERTOR MACHINE

Environmental Protection Measures

FOR TREATED WASTE WATER AND WET WASTE

Capital Investment (Lacks)

11.75

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection

OPERATION AND MAINTENANCE COST FOR SEWAGE TREATMENT PLANT AND ORGANIC WASTE CONVERTOR MACHINE

Environmental Protection Measures

FOR TREATED WASTE WATER AND WET WASTE

Capital Investment (Lacks)

12.50

Part-I

Any other particulars for improving the quality of the environment.

Particulars

OPERATION AND MAINTENANCE OF SEWAGE TREATMENT PLANT AND ORGANIC WASTE CONVERTOR MACHINE

Name & Designation

MR.VENKEGOUDA.V.J-PROJECT MANAGER

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000040337

Submitted On:

29-11-2021



सत्यमेव जयते

भारतसरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE
समन्वित क्षेत्रीय कार्यालय
REGIONAL OFFICE
Ground Floor, East Wing, New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in



F. No. NO. 2454/RON/2022-NGP 113034

Dated: 28.03.2024

To

The Member Secretary
State Environment Impact Assessment Authority (SEIAA),
Maharashtra Room No. 217, Second Floor,
Mantralaya Annex, Madam Cama Road, Mumbai-32.
psec.env@maharashtra.gov.in

Subject: Construction of Residential building "Eisha Zenith" at Gat No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.-Pune, State-Maharashtra by M/s Eisha Properties Unit-5. – Issue of Certified Compliance Report- Reg.

Sir,

This has reference to the issue of CCR for the above project. In this regard, the above said project was inspected by this office on 21.03.2024. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the plant is prepared. Copy of the Inspection report is enclosed.

This issues with the approval of Competent Authority.

Encl: As above

Yours faithfully

(ई थिरुनाचुक्करसु)
वैज्ञानिक-ई

Copy to

1. Shri Bharat Nagori, Partner, M/s Eisha Properties, Tathwade, Tal- Mulshi, Dist.-Pune, State-Maharashtra, Email ld-bharat@bmnagori.com
2. The District Collector, Pune, District Collector Office, Opposite Sassoon Hospital, Station Road, Pune-411001. Phone – 020-26122114. Email- rdc.pune-mh@gov.in
3. Shri Pratik Bharne, Scientist 'E' Central Pollution Control Board, Regional Directorate S. No. 110, Dhankude Multipurpose Hall, Baner Road, Baner, Pune- 411045. Email: pratik.cpcb@gov.in
4. The Compliance and Monitoring Division, Ministry of Environment, Forest and Climate Change Indira Paryavaran Bhawan, Jorbag Road, New Delhi- 3. Email: moefcc-monitoring@gov.in

Government of India
Ministry of Environment Forests & Climate Change
Regional Office, Nagpur

INSPECTION REPORT

NO. 2454/RON/2022-NGP

- | | | |
|----|------------------------------------|---|
| 1. | Name of the Projects | Construction of Residential building "Eisha Zenith" at Gat No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.-Pune, State-Maharashtra by M/s Eisha Properties Unit-5. |
| 2. | Clearance letters No.& date | 1. No. SEAC-2212/CR-14/TC-2 dated 16.07.2015 2. No.-SEIAA -EC22B038MH126172 dated 31.03.2022 3. No.-SEIAA -EC22B038MH183095 dated 07.08.2022 |
| 3. | Location: District & State/UT | Village- Tathwade, Tal- Mulshi, Dist.-Pune, State-Maharashtra |
| 4. | Address for Correspondence: | Shri Bharat Nagori, Partner M/s Eisha Properties Tathwade, Tal- Mulshi, Dist.-Pune, State-Maharashtra Phone Number-9822026300 Email Id-bharat@bmnagori.com |
| 5. | Date of site visit for this report | 21.03.2024 |
| 6. | Date of previous visit(s) if any | 29.12.2018 and 05.06.2022 |

The project was inspected on 21.03.2024. During the visit, Shri Vishal Site Engineer of the project was present.

Environmental Clearances: The project had obtained EC from SEIAA in 2015 for construction of four residential building on a plot area of 22900 sqm with total built up area of 48374.54 sqm. All four buildings were constructed and handed over to the Association.

PP has obtained EC in March, 2022 and amendment in August, 2022 for construction of additional five buildings and no construction activity has been commenced at the site.

Proposed modification: The PA had proposed expansion in the plan with addition of built up area and hence has sought the CCR.

Consent Order: PP has obtained CTE vide letter No. Format1.0 /JD(WPC) /UANNo.0000123997 /CE /2201001001 dated 21.02.2022. Copy enclosed at **Annexure-I**.

Project Status: As per the EC of 2015, four buildings have been completed and handed over to the Association in 2019. As per the EC of 2022, PP has not started any construction activity at the site.





Fig : Google imagery



Fig : Site Photographs

Compliance status of the earlier EC: The components – four buildings under earlier EC of 2015 have been completed and handed over to the Association. PP has provided STP of 240 KLD, OWC of 600 Kg/day and has carried out plantation. It was earlier inspected by this office on 29.12.2018 and reported non uploading of EC and compliance on the website and non- submission of advertisement clipping. PP has now uploaded the EC, compliance report and Environmental Statement on the website at <http://www.bmnagori.co> “ and submitted copy of advertisement which was issued after three years of grant of EC against seven days.

Compliance status of EC dated 07.08.2022: No construction activity has been initiated as per the new EC and the site is vacant. As required under EC, issue of advertisement is the condition applicable at this stage. It was earlier inspected by this office on 05.06.2022 and reported non- submission of advertisement clipping. **It is noted that even after the non- compliance noted earlier in 2022, PP has not issued the advertisement.**

(E.Thirunavukkarasu)
Scientist 'E'

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.0000123997/CE/2201001001

Date: 21/01/2022

To,
M/s Eisha Properties Unit V , 'Eisha Zenith'
Gat No. 95/2 ,95/3,Tathawade,
Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish with expansion for construction project under Red Category

- Ref:
1. Consent to establish granted vide No
Format1.0/BO/ROHQ/CE/PN-19896-13/CC-3095 dtd 29.03.2014
 2. Consent to operate (part-I) granted vide No
Format1.0/BO/ROHQ/CC-1902000720 dtd 15.02.2019

Your application NO. MPCB-CONSENT-0000123997

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

1. **The consent is granted for period upto commissioning of the project or 29.03.2024 whichever is earlier**
2. **The capital investment of the project is Rs.98 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish-revalidation with expansion is valid for construction project named as M/s Eisha Properties Unit V , 'Eisha Zenith', Gat No. 95/2 ,95/3,Tathawade, Tal Haveli, Dist Pune on Total Plot Area of 22900 SqMtrs for construction BUA of 88596.73 SqMtrs including utilities and services as per sanction plan issued by PCMC.**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1 | Consent to Establish dtd 29.03.2014 | 22900.00 | 46349.54 |
| 2 | Environmental clearance dtd 16.07.2015 | 22900.00 | 48374.54 |
| 3 | Consent to Operate(part-I) dtd 15.02.2019 | 22900.00 | 21269.61 |

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 |

| Sr No | Description | Permitted | Standards to | Disposal |
|--------------|--------------------|------------------|---------------------|--|
| 2. | Domestic effluent | 416 | 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-250 KVA | 01 | As per Schedule -II |
| S-2 | DG SET-125 KVA | 01 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|--------------|----------------------|---------------------------|---|-----------------|
| 1 | DRY GARBAGE | 737 Kg/Day | Segregation | BY SALE |
| 2 | WET GARBAGE | 1100 Kg/Day | OWC with composting facility/Biogas Digester with composting facility | As Manure |
| 3 | STP Sludge | 41 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 | 50 | Ltr/A | Reprocessing | To Authorized Reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
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 submit bank Guarantee of Rs 9.8 Lakhs (0.1 % of Capital Investment). The same shall be forfeited as PP has not obtained revalidation of consent o establish after 29.03.2019, thus violated the consent conditions.
17. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has not obtained revalidation of consent o establish after 29.03.2019, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.
18. PP shall obtain Environmental Clearance from competent authority for the proposed expansion in construction activity. PP shall not take effective steps towards construction without obtaining prior Environmental Clearance.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E



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 1b4cdc29
 66b6f541
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 5f2af5a5
 a606a9fc

Signed by: Dr. Y.B.Sontakke
 Joint Director (WPC)
 For and on behalf of,
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2022-01-21 16:38:52 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 125000.00 | MPCB-DR-8923 | 26/11/2021 | NEFT |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain and forfeit the bank guarantee of Rs.9.8 Lakhs from the Project Proponent
2. Chief Accounts Officer, MPCB, Sion, Mumbai

Annexure II



TEST REPORT

| | | | |
|------------------------------|--|----------------------|---|
| Report No: | EHSM/2024/Nov/R-514 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | |
| Sample Name | Air | Sample Description | Ambient Air |
| Date of Sampling | 11/11/2024 | Sampling duration | 1440 Min |
| Sampling Location | Near Main Gate | Sampling Procedure | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| Dry bulb temperature | 29°C | Wet bulb temperature | 26°C |
| Relative Humidity | 71 % | Sampling done by | EHS Matrix Pvt Ltd, Pune |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (NAAQ Standards) | Methods |
|---------|---|---------|--------------------|---------------------------------|---|
| 1 | Sulphur Dioxide(SO ₂) | 15.0 | µg/m ³ | ≤ 80 | IS 5182 (Part 2) |
| 2 | Oxides of Nitrogen(NO ₂) | 17.0 | µg/m ³ | ≤ 80 | IS 5182 (Part 6) |
| 3 | Particulate Matter PM ₁₀ | 58.0 | µg/m ³ | ≤ 100 | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4 | Particulate Matter PM _{2.5} | 24.0 | µg/m ³ | ≤ 60 | |
| 5 | Carbon Monoxide (CO) | 0.7 | mg/m ³ | ≤ 04 | |
| 6 | Ozone(O ₃) | 18.0 | µg/m ³ | ≤ 180 | |
| 7 | Lead (Pb) | BDL | µg/m ³ | ≤ 01 | |
| 8 | Arsenic(As) | BDL | ng/m ³ | ≤ 06 | |
| 9 | Nickel(Ni) | BDL | ng/m ³ | ≤ 20 | |
| 10 | Ammonia(NH ₃) | BDL | µg/ m ³ | ≤ 400 | |
| 11 | Benzo(a)Pyrene(BaP) | BDL | ng/ m ³ | ≤ 1.0 | |
| 12 | Benzene(C ₆ H ₆) | BDL | µg/ m ³ | ≤ 05 | |

Remark- All above results are within National Ambient Air Quality standards.
BDL – Below Detectable Limit.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

| | | | |
|------------------------------|---|----------------------|---|
| Report No: | EHSM/2024/Nov/R-515 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal-Mulshi, Dist.- Pune | | |
| Sample Name | Air | Sample Description | Ambient Air |
| Date of Sampling | 11/11/2024 | Sampling duration | 1440 Min |
| Sampling Location | Near Existing Building ABCD | Sampling Procedure | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| Dry bulb temperature | 30°C | Wet bulb temperature | 26°C |
| Relative Humidity | 71 % | Sampling done by | EHS Matrix Pvt Ltd, Pune |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (NAAQ Standards) | Methods |
|---------|---|---------|--------------------|---------------------------------|---|
| 1 | Sulphur Dioxide(SO ₂) | 15.0 | µg/m ³ | ≤ 80 | IS 5182 (Part 2) |
| 2 | Oxides of Nitrogen(NO ₂) | 18.0 | µg/m ³ | ≤ 80 | IS 5182 (Part 6) |
| 3 | Particulate Matter PM ₁₀ | 55.0 | µg/m ³ | ≤ 100 | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4 | Particulate Matter PM _{2.5} | 22.0 | µg/m ³ | ≤ 60 | |
| 5 | Carbon Monoxide (CO) | 0.5 | mg/m ³ | ≤ 04 | |
| 6 | Ozone(O ₃) | 18.0 | µg/m ³ | ≤ 180 | |
| 7 | Lead (Pb) | BDL | µg/m ³ | ≤ 01 | |
| 8 | Arsenic(As) | BDL | ng/m ³ | ≤ 06 | |
| 9 | Nickel(Ni) | BDL | ng/m ³ | ≤ 20 | |
| 10 | Ammonia(NH ₃) | BDL | µg/ m ³ | ≤ 400 | |
| 11 | Benzo(a)Pyrene(BaP) | BDL | ng/ m ³ | ≤ 1.0 | |
| 12 | Benzene(C ₆ H ₆) | BDL | µg/ m ³ | ≤ 05 | |

Remark- All above results are within National Ambient Air Quality standards.
BDL – Below Detectable Limit.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

| | | | |
|------------------------------|--|----------------------|---|
| Report No: | EHSM/2024/Nov/R-516 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | |
| Sample Name | Air | Sample Description | Ambient Air |
| Date of Sampling | 11/11/2024 | Sampling duration | 1440 Min |
| Sampling Location | Near NE Corner of Plot | Sampling Procedure | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| Dry bulb temperature | 30°C | Wet bulb temperature | 26°C |
| Relative Humidity | 70 % | Sampling done by | EHS Matrix Pvt Ltd, Pune |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (NAAQ Standards) | Methods |
|---------|---|---------|--------------------|---------------------------------|---|
| 1 | Sulphur Dioxide(SO ₂) | 14.0 | µg/m ³ | ≤ 80 | IS 5182 (Part 2) |
| 2 | Oxides of Nitrogen(NO ₂) | 18.0 | µg/m ³ | ≤ 80 | IS 5182 (Part 6) |
| 3 | Particulate Matter PM ₁₀ | 50.0 | µg/m ³ | ≤ 100 | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4 | Particulate Matter PM _{2.5} | 22.0 | µg/m ³ | ≤ 60 | |
| 5 | Carbon Monoxide (CO) | 0.6 | mg/m ³ | ≤ 04 | |
| 6 | Ozone(O ₃) | 18.0 | µg/m ³ | ≤ 180 | |
| 7 | Lead (Pb) | BDL | µg/m ³ | ≤ 01 | |
| 8 | Arsenic(As) | BDL | ng/m ³ | ≤ 06 | |
| 9 | Nickel(Ni) | BDL | ng/m ³ | ≤ 20 | |
| 10 | Ammonia(NH ₃) | BDL | µg/ m ³ | ≤ 400 | |
| 11 | Benzo(a)Pyrene(BaP) | BDL | ng/ m ³ | ≤ 1.0 | |
| 12 | Benzene(C ₆ H ₆) | BDL | µg/ m ³ | ≤ 05 | |

Remark- All above results are within National Ambient Air Quality standards.
BDL – Below Detectable Limit.



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/Nov/R-517 | Issue Date | 18/11/2024 | | |
|---|--|----------------------|------------------------|---|----------------|
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | | | |
| Sample Name | Noise | Sample Description | Ambient Noise | | |
| Date of Sampling | 11/11/2024 | Sampling duration | Spot Time | | |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | | | | |
| Results | | | | | |
| Sr. No. | Locations | Results dB(A) Day | Results dB(A) Night | Specifications (CPCB Standards dB(A)) | Methods |
| 1 | Near Main Gate | 51.0 | 40.0 | 55/45 | CPCB Guideline |
| 2 | Near Existing Building ABCD | 48.0 | 39.0 | | |
| 3 | Near NE Corner of Plot | 49.5 | 38.3 | | |
| 4 | Near DG Set | 50.4 | 41.0 | | |
| 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/Nov/R-518 | Issue Date | 18/11/2024 | | |
|---|--|----------------------|--|-------------------------------|--|
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | | | |
| Sample Name | Source Emission | Sample Description | Stack Material : MS | | |
| Date of Sampling | 11/11/2024 | | Stack Height : 3.5 M | | |
| Sampling Location | 125 KVA 1 DG Set | | Stack Type : Round | | |
| Sampling done by | EHS Matrix Pvt. Ltd., Pune | Sampling duration | 30 Min | | |
| Sample Quantity | Thimble 1 Nos and 30 ml Solution | Sampling Procedure | CPCB Guideline on methodologies for source emission monitoring | | |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 | | |
| Results | | | | | |
| Sr. No. | Parameters | Results | Unit(s) | Specifications (MPCB Consent) | Methods |
| 1 | Flue Gas Temperature | 398 | °K | | --- |
| 2 | Differential Pressure | 4.0 | mm WG | | |
| 3 | Velocity | 4.6 | M/s | | |
| 4 | Dimensions of Stack | 0.23 | Mtr. | | |
| 5 | Stack Area | 0.0415 | M ² | | |
| 6 | Gas Volume | 678.0 | NM ³ /Hr | | |
| 7 | Particulate Matter | 40.0 | mg/NM ³ | ≤ 150 | CPCB Guideline on methodologies for source emission monitoring |
| 8 | Sulphur Dioxide (SO ₂) | 0.2 | Kg/day | -- | |
| 9 | Nitrogen Oxide | 3.0 | mg /NM ³ | -- | |
| <p>➤ Remark- All above results are well within MPCB Limit. BDL:- Below Detection Limit</p> | | | | | |



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/Nov/R-519 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal-Mulshi, Dist.- Pune | | |
| Sample Name | Water | Sample Description | Drinking Water |
| Date of Sampling | 11/11/2024 | Sampling Time | 11.0 AM |
| Sampling Location | Project Site | Sampling Procedure | APHA 1060 |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 02 lit |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Limits as per Is 10500:2012 | Unit(s) | Methods |
|---------|--------------------------------|---------|-----------------------------|-----------|--|
| 1 | Colour | Clear | <5 | Hazen | IS : 3025 (Part 4):1983 |
| 2 | Turbidity | <1 | <1 | NTU | IS : 3025 (Part 10):1984 |
| 3 | pH at 25°C | 7.4 | 6.5 to 8.5 | -- | APHA 4500 H+ A, 23 rd Ed.2017 |
| 4 | Total Dissolved Solids TDS | 68.0 | <500 | mg/lit | APHA 2540 C, 23 rd Ed.2017 |
| 5 | Total Hardness | 30.0 | <200 | mg/lit | IS 3025 (Part 21):2009 |
| 6 | Total Alkalinity | 25.0 | <200 | mg/lit | IS 3025 (Part 23):1986 |
| 7 | Sulphate (as SO ₄) | 7.0 | <200 | mg/lit | IS 3025 (Part 24):1986 |
| 8 | Chloride(as Cl) | 14.0 | <250 | mg/lit | APHA 4500 Cl 23 rd Ed.2017 |
| 9 | Nitrate (as NO ₃) | <5.0 | <45 | mg/lit | IS : 3025 (Part 34):1988 |
| 10 | Fluoride (as F) | <0.1 | <0.1 | mg/lit | IS : 3025 (Part 23):1983 |
| 11 | Residual Chlorine | <0.1 | <0.2 | mg/lit | IS : 3025 (Part 26):1986 |
| 12 | Calcium (as Ca) | 11.0 | <75 | mg/lit | IS 3025 (Part 40) 1991 |
| 13 | Magnesium (as Mg) | 5.0 | <30 | mg/lit | IS 3025 (Part 46) 1994 |
| 14 | Iron (as F) | <0.1 | <0.3 | mg/lit | AAS Method |
| 15 | Total Coliform | Absent | Absent | MPN/100ml | IS 1622:1981 |
| 16 | E.coli. | Absent | Absent | MPN/100ml | IS 1622:1981 |

- Remark- The above water sample is Comply with required limit as per 10500:2012.
➤ 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)
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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/Nov/R-520 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | |
| Sample Name | Soil | Sample Description | Soil |
| Date of Sampling | 11/11/2024 | Sampling Time | 12.30 PM |
| Sampling Location | Project Site | Sampling Procedure | -- |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 02 kg |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Methods |
|---------|-------------------------|---------|--------------------|------------------------|
| 1 | Soil Texture | | | Manual Of Soil Testing |
| | a)Sand | 34 | % | |
| | b) Slit | 24 | % | |
| | c)Clay | 42 | % | |
| 2 | pH at 25°C | 7.5 | -- | IS 2720(Part 26) 1987 |
| 3 | EC at 25°C | 310.0 | µS/cm | IS 14767 : 2000 |
| 4 | Moisture Content | 9.0 | % | Manual Of Soil Testing |
| 5 | Organic Carbon | 1.4 | % | IS 2720(Part 22) 1972 |
| 6 | Bulk Density | 1.2 | gm/cm ² | Manual Of Soil Testing |
| 7 | Phosphorus (as P) | 16.0 | kg/ha | Manual Of Soil Testing |
| 8 | Total Kjeldhal Nitrogen | 0.69 | % | Manual Of Soil Testing |
| 9 | Water Holding Capacity | 50.0 | % | Manual Of Soil Testing |
| 10 | Calcium(as Ca) | 30.0 | mg/kg | Manual Of Soil Testing |
| 11 | Magnesium (as Mg) | 21.0 | mg/kg | Manual Of Soil Testing |
| 12 | Lead (as Pb) | <0.1 | mg/kg | Manual Of Soil Testing |
| 13 | Potassium (as K) | 30.0 | kg/ha | Manual Of Soil Testing |
| 14 | Iron (as Fe) | 4.0 | mg/kg | Manual Of Soil Testing |
| 15 | Zinc (as Zn) | 1.5 | mg/kg | Manual Of Soil Testing |



Authorized Signatory
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(Director)
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Branch Office Address :
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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/Nov/R-521 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | |
| Sample Name | Waste Water | Sample Description | STP Inlet |
| Date of Sampling | 11/11/2024 | Sampling Time | 11.15 AM |
| Sampling Location | STP | Sampling Procedure | APHA 1060 |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 02 Lit |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Methods |
|---------|--|---------|-----------|---|
| 1 | pH at 25°C | 7.5 | -- | APHA 4500 H+ A, 23 rd Ed. 2017 |
| 2 | Total Suspended Solids TSS | 110.0 | mg/L | APHA 2540 D, 23 rd Ed. 2017 |
| 3 | Biochemical Oxygen Demand BOD at 27°C for 3 days | 124.0 | mg/L | IS 3025 (Part 44)-1993 |
| 4 | Chemical Oxygen Demand (COD) | 438.0 | mg/L | IS 3025 (Part 58):2006 |
| 5 | Total Nitrogen | 28.0 | mg/L | APHA 4500-NH ₃ B, 23 rd Ed.2017 |
| 6 | Ammonical Nitrogen | 20.0 | mg/L | IS 3025 (Part 34) |
| 7 | Coliform | 224.0 | MPN/100ml | IS 15185 |

Remark- All parameters are within the MPCB Limits.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

| | | | |
|------------------------------|--|----------------------|------------|
| Report No: | EHSM/2024/Nov/R-522 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | |
| Sample Name | Waste Water | Sample Description | STP Outlet |
| Date of Sampling | 11/11/2024 | Sampling Time | 11.20 AM |
| Sampling Location | STP | Sampling Procedure | APHA 1060 |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 02 Lit |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | MPCB Limits | Methods |
|---------|--|---------|-----------|-------------|---|
| 1 | pH at 25°C | 7.2 | -- | 5.5-9.0 | APHA 4500 H+ A, 23 rd Ed. 2017 |
| 2 | Total Suspended Solids TSS | 5.0 | mg/L | 20.0 | APHA 2540 D, 23 rd Ed. 2017 |
| 3 | Biochemical Oxygen Demand BOD at 27°C for 3 days | 6.0 | mg/L | 10.0 | IS 3025 (Part 44)-1993 |
| 4 | Chemical Oxygen Demand (COD) | 22.0 | mg/L | 50.0 | IS 3025 (Part 58):2006 |
| 5 | Total Nitrogen | 3.0 | mg/L | 10.0 | APHA 4500-NH ₃ B, 23 rd Ed.2017 |
| 6 | Ammonical Nitrogen | 1.0 | mg/L | 5.0 | IS 3025 (Part 34) |
| 7 | Coliform | 30.0 | MPN/100ml | <100 | IS 15185 |

Remark- All parameters are within the MPCB Limits.



Authorized Signatory
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(Director)

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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/Nov/R-523 | Issue Date | 18/11/2024 |
| Name and Address of Customer | "Eisha Zenith" by M/s Eisha Properties Unit 5 at S. No 95/2, 95/3, Village- Tathwade, Tal- Mulshi, Dist.- Pune | | |
| Sample Name | Solid | Sample Description | OWC Manure |
| Date of Sampling | 11/11/2024 | Sampling Time | 10.30 AM |
| Sampling Location | OWC | Sampling Procedure | APHA 1060 |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 02 Kg |
| Start Date of Analysis | 12/11/2024 | End Date of Analysis | 18/11/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Limit As per FCO |
|---------|--|-------------------------------|--------------------|---|
| 1 | pH | 7.3 | -- | 6.5-7.5 |
| 2 | Moisture | 15.0 | % | ≤ 25 |
| 3 | Colour | Blackish Brown | -- | Dark Brown to Black |
| 4 | Odour | Absence of foul smell | -- | Absence of foul smell |
| 5 | Bulk Density | 0.68 | gm/cm ³ | ≤ 1.0 |
| 6 | Total Organic Carbon | 28.0 | % | ≥ 14 |
| 7 | Total Nitrogen as N | 4.0 | % | ≥ 0.8 |
| 8 | Total Phosphate as P ₂ O ₅ | 0.88 | % | ≥ 0.4 |
| 9 | Potash, as K ₂ O | 0.72 | % | ≥ 0.4 |
| 10 | C:N Ratio | 17.0 | -- | ≤ 20:1 |
| 11 | Particle Size | 86 % pass through 4.0mm Sieve | % | Min 90% material pass through 4.0 mm IS sieve |

Remark- All parameters are within the FCO Limits.



Authorized Signatory
Mr. Rahul Patil
(Director)

Annexure III



Home First Finance Company India Limited

CIN: L65990MH2019PLC240703, Website: homefirstindia.com
Phone No.: 18003008425, Email ID: loanfirst@homefirstindia.com

Corrigendum

Please refer to the Possession Notice advertisement published on 24/02/2024 in Financial Express & Loksatta against Nikita Nikesh Enarkar, Nikesh Vasant Enarkar with property address Flat no-408, Block no- A5, Playtor Rajgurunagar A5, Gat no. 189,190, Rajgurunagar, Taluka Khed, District- Pune, Pincode- 410505. Note that the date of possession for this account is 23/02/2024. There is no change in the remaining matter.

Place: Pune

Authorised Officer

Date: 27-02-2024

Home First Finance Company India Limited

PUBLIC NOTICE

We, "M/s. Eisha Properties Unit-5" hereby bring to the kind notice of general Public that **Department of Environment, Government of Maharashtra** has been issued Environmental Clearance for our construction development project located at "Sr. No. 95/2, 95/3 Village- Tathawade, Taluka - Mulshi, District - Pune" vide letter dated **07th August, 2022** bearing letter no. 'SIA/MH/MIS/270192/2022' (EC Identification No. EC22B038MH183095). The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the website of the Department of Environment, Government of Maharashtra (<http://parivesh.nic.in>).

"M/s. Eisha Properties Unit - 5"

POSSESSION NOTICE

DCB BANK

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling upon the borrowers (**Borrower's and Co-Borrower's**) to repay the amount mentioned in the notice as detailed below in tabular form with *further interest thereon from within 60 days from the date of receipt of the said notice.*

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of

Form No. URC - 2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act [Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days

पुण्य नगरी



जाहीर सूचना

आम्ही 'मे. ईशा प्रॉपर्टीज युनिट - ५' सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या "सर्व्हे क्रमांक ९५/२, ९५/३, गाव- ताथवडे, तालुका-मुळशी, जिल्हा- पुणे" येथील प्रकल्पाला दिनांक ०७ ऑगस्ट २०२२ रोजी पत्र क्रमांक 'SIA/MH/MIS/270192/2022' (EC Identification No. EC22B038MH183095) अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग यांच्या (<http://parivesh.nic.in>) या संकेत स्थळावर उपलब्ध आहे.

'मे. ईशा प्रॉपर्टीज युनिट ५'

२६/२/२०२४

Annexure IV

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.0000123997/CE/2201001001

Date: 21/01/2022

To,
M/s Eisha Properties Unit V , 'Eisha Zenith'
Gat No. 95/2 ,95/3,Tathawade,
Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Revalidation of Consent to Establish with expansion for construction project under Red Category

- Ref:**
1. Consent to establish granted vide No
Format1.0/BO/ROHQ/CE/PN-19896-13/CC-3095 dtd 29.03.2014
 2. Consent to operate (part-I) granted vide No
Format1.0/BO/ROHQ/CC-1902000720 dtd 15.02.2019

Your application NO. MPCB-CONSENT-0000123997

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

1. **The consent is granted for period upto commissioning of the project or 29.03.2024 whichever is earlier**
2. **The capital investment of the project is Rs.98 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish-revalidation with expansion is valid for construction project named as M/s Eisha Properties Unit V , 'Eisha Zenith', Gat No. 95/2 ,95/3,Tathawade, Tal Haveli, Dist Pune on Total Plot Area of 22900 SqMtrs for construction BUA of 88596.73 SqMtrs including utilities and services as per sanction plan issued by PCMC.**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1 | Consent to Establish dtd 29.03.2014 | 22900.00 | 46349.54 |
| 2 | Environmental clearance dtd 16.07.2015 | 22900.00 | 48374.54 |
| 3 | Consent to Operate(part-I) dtd 15.02.2019 | 22900.00 | 21269.61 |

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

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

| Sr No | Description | Permitted | Standards to | Disposal |
|--------------|--------------------|------------------|---------------------|--|
| 2. | Domestic effluent | 416 | 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-250 KVA | 01 | As per Schedule -II |
| S-2 | DG SET-125 KVA | 01 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|--------------|----------------------|---------------------------|---|-----------------|
| 1 | DRY GARBAGE | 737 Kg/Day | Segregation | BY SALE |
| 2 | WET GARBAGE | 1100 Kg/Day | OWC with composting facility/Biogas Digester with composting facility | As Manure |
| 3 | STP Sludge | 41 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 | 50 | Ltr/A | Reprocessing | To Authorized Reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
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 submit bank Guarantee of Rs 9.8 Lakhs (0.1 % of Capital Investment). The same shall be forfeited as PP has not obtained revalidation of consent o establish after 29.03.2019, thus violated the consent conditions.
17. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has not obtained revalidation of consent o establish after 29.03.2019, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.
18. PP shall obtain Environmental Clearance from competent authority for the proposed expansion in construction activity. PP shall not take effective steps towards construction without obtaining prior Environmental Clearance.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E



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Signed by: Dr. Y.B.Sontakke
 Joint Director (WPC)
 For and on behalf of
Maharashtra Pollution Control Board
 jdwater@mpcb.gov.in
 2022-01-21 16:38:52 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 125000.00 | MPCB-DR-8923 | 26/11/2021 | NEFT |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain and forfeit the bank guarantee of Rs.9.8 Lakhs from the Project Proponent
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant (STP) with design capacity of 460 CMD based on MBBR
- 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 | 532.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

| Stack No. | Stack Attached To | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|------------------|--------------------------|--------------------|------------------------|---------------------|---------------------------|
| S-1 | DG SET-250 KVA | Acoustic Enclosure | 3.5 | HSD | 50 Ltr/Hr |
| S-2 | DG SET-125 KVA | Acoustic Enclosure | 2.5 | HSD | 25 Ltr/Hr |

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|----------------|-------------------------------------|--------------------------|--------------------------|--|-----------------------------------|-----------------------------------|
| 1 | Consent to Establish (Revalidation) | Rs 10 Lakhs | 15 Days | Compliance of Consent Conditions | upto Commissioning of the project | upto Commissioning of the project |
| 2 | Consent to Establish (Revalidation) | Rs. 2.0 lakh | 15 Days | Towards submission of Board Resolution | upto commissioning of the project | upto Commissioning of the project |
| 3 | Consent to Establish (Revalidation) | Rs 9.8 Lakhs | 15 Days | Towards Compliance of Consent Conditions | commissioning of the project | upto commissioning of the project |

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

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

| Srno. | Consent (C2E/C2O/C2R) | Amount of BG imposed | Submission Period | Purpose of BG | Amount of BG Forfeiture | Reason of BG Forfeiture |
|-------|-------------------------------------|----------------------|-------------------|--|-------------------------|--------------------------------|
| 1 | Consent to Establish (Revalidation) | Rs 9.8 Lakhs | 15 Days | Towards Compliance of Consent Conditions | Rs 9.8 Lakhs | violation of consent condition |

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

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

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000194263/CR/2405000975

Date: 10/05/2024

To,
M/s Eisha Properties Unit V , 'Eisha Zenith'
Gat No. 95/2 ,95/3,Tathawade,
Tal. Mulshi, Dist. Pune



Sub: Renewal of Consent to Operate(Part-I) for Residential Construction Project under Red Category

- Ref:**
1. Application for Renewal of Consent vide UAN. MPCB- CONSENT-0000194263 dtd. 25/01/2024.
 2. Previous Renewal of Consent to Operate (part-I) granted vide dtd. 02/02/202.
 3. Revalidation of Consent to Establish granted vide dtd. 21/01/2022.

Your application NO. MPCB-CONSENT-0000194263

For: Grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Renewal is granted for a period up to 31.01.2026**
2. **The capital investment of the project is Rs.58.53 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Residential Construction Project named as M/s Eisha Properties Unit V, Project- Eisha Zenith, Gat No. 95/2, 95/3, Tathawade, Tal. Mulshi, Dist. Pune on Total Plot Area of 22900 Sq Mtrs for construction BUA of 21269.61 Sq Mtrs out of Total Construction BUA of 88696.73 Sq Mtrs as per EC granted dated 21/01/2022 including utilities and services.**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1 | Environmental Clearance dtd 16.07.2015 | 22900.00 | 48374.54 |
| 2 | Revalidation of Consent to Establish dtd. 21/01/2022 | 22900.00 | 88596.73 |
| 3 | Renewal of Consent to Operate(Part-I) dtd. 02/02/2022 | 22900.00 | 21269.61 |
| 4 | Environmental Clearance dtd. 21/01/2022 | 22900.00 | 88696.73 |

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

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

| Sr No | Description | Permitted | Standards to | Disposal |
|-------|-------------------|-----------|---------------------|--|
| 2. | Domestic effluent | 90 | 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 (125 KVA) | 01 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|---------------|----------------|---|-----------|
| 1 | DRY GARBAGE | 60 Kg/Day | Segregation | BY SALE |
| 2 | WET GARBAGE | 85 Kg/Day | OWC with composting facility/Biogas Digester with composting facility | As Manure |
| 3 | STP Sludge | 3 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 Reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project proponent shall comply with the Environmental clearance obtained vide No. SIA/MH/MIS/240972/2021 dtd. 31/03/2022 for construction project having total plot area of 22900 SqM and total construction BUA of 88696.73 SqM.
12. This Consent is issued with the overriding effect on earlier Consent to Operate granted vide No. Format1.0/JD (WPC)/UAN. No. 0000194263/CR2405000329 dtd.06/05/2024.
13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O and EC.



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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
2024-05-10 14:52:27 IST



Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|--------------|--------------------|---------------------------|-------------|-------------------------|
| 1 | 200000.00 | MPCB-DR-24018 | 25/01/2024 | RTGS |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain and forfeit the bank guarantee of Rs. 5.853 Lakhs from the Project Proponent
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 provided Sewage Treatment Plant (STP) with design capacity of 240 CMD based on MBBR
- 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 | 104.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |
| 5. | Grandening/Other consumption | |

- 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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|------------------|----------------------|-------------------------------------|-----------------------------|-----------------------|------------------------------|------------------|-----------------|
| 1 | DG Set 125 KVA | Acoustic Enclosure | 4.00 | HSD 52.5 Ltr/Hr | 1 | SO ₂ | 12 Kg/Day |

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



SCHEDULE-III

Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|--|-------------------|---------------|
| 1 | C2R | Rs. 10 Lakhs | 15 Days | Compliance of Consent & EC Conditions. | 31/01/2026 | 30/05/2026 |

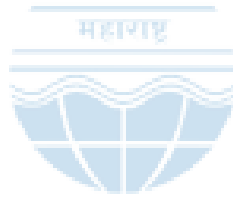
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

- Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
- Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
- Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

Consent Information

UAN No:
MPCB-CONSENT-0000201551

Application submitted on:
05-03-2024

Industry Information

Consent To:
Establish (Expansion)

IIN No.:

Submit to:
SRO - Pimpri Chinchwad

Type of institution:
Industry

Industry Type:
O21 Building and construction project more than 20,000 sq. m built up area

Category:
Orange

Scale:
L.S.I

Location of industry/activity/etc:
Local Body

Name of Local Body:
PCMC

EC Reqd.
Yes

EC Obtained
EC Obtained

EC Ref. No.
EC22B038MH183095

Date of issue of EC
Aug 7, 2022

Parivesh Proposal Number
SIA/MH/MIS/270192/2022

MoEFCC/SEIAA File Number
SIA/MH/MIS/270192/2022

Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit)

No

General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

Name
BHARAT MITHALAL NAGORI

Address
sun Mahu Complex , bund garden road pune

Designation
Partner

Taluka
PUNE

Area

District

PUNE
Telephone
982206300
Email
bharat@bmnagori.com

Pune
Fax

Pan Number
ACQPN2497Q

2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

Industry name

M/s Eisha Properties Unit-5, Project-Eisha Zanith

Location of Unit

Gat no 95/2, 95/3, Tathawade, Pune

Taluka

Mulshi

Survey number/Plot Number

95/2, 95/3,

District

Pune

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

Planning permission

PCMC

Planning Authority

PCMC

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

Name of Local Body

PCMC

Name of the licence issuing authority

PCMC

Sanction plan/ Approved layout Plan/Commencement Certificate

3. Names,addresses with Telephone and Fax Number of Managing Director / Managing Partner and officer responsible for matters connected with pollution control and/or Hazardous waste disposal.

Name of Managing Director

BHARAT MITHALAL NAGORI

Telephone number

9623670322

Fax number

0

Officer responsible for day to day business

Mr Sachin Lunkad

4. (a.) Are you registered Industrial unit ?

Yes

Registration number

1731000311421050

Date of registration

Jan 1, 1970

5. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

Gross capital (in Lakh)

28827.00

*** Verified**

Undertaking

*** Terms**

1

*** Consent Fee**

576540.00

6. If the site is located near sea-shore/river bank/other water bodies/Highway, Indicate the crow fly distance and the name of the water body, if any.

Distance From

SH/NH

Distance(Km)

1.00

*** Name**

Mumbai-Pune Highway

River

0.00

--NA--

Human Habitation

0.00

--NA--

Religious Place

0.00

--NA--

Historical Place

0.00

--NA--

6b. Enter Latitude and Longitude details of site

| Latitude | Longitude |
|-----------------|------------------|
| 18612002 | 73744990 |

7. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone. Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

| Location | Approved Industry Area | Sensitive Area | If Yes, Name Of Area | Industry Location with Reference to CRZ |
|-----------------|-------------------------------|-----------------------|-----------------------------|--|
| Tathawade | No | No | NA | A2 |

8. If the site is situated in notified industrial estate,

| | | Details |
|---|----|----------------|
| (a) Whether effluent collection, treatment and disposal system has been provided by the authority. | No | NA |
| (b) Will the applicant utilize the system, if provided. | No | NA |
| (c) If not provided, details of proposed arrangement. | NA | |

9.

| (a) Total plot area (in square meter) | (b) Built up area and (in square meter) | (c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in square meter) |
|--|--|---|
| 22900 | 124529.36 | 2009.19 |

10. Month and year of commissioning of the Unit.

2026-05-31

11. Number of workers and office staff

| Workers | staff | Hrs. of shift | Weekly off |
|----------------|--------------|----------------------|-------------------|
| 4638 | 25 | 8 | Sunday |

12.

| | | | |
|---|--------------------------|-------------------------------|---------------------------------|
| (a) Do you have a residential colony Within the premises in respect of Which the present application is Made ? | No | Project Itself is residential | |
| (b) If yes, please state population staying | | | |
| Number of person staying | Water consumption | Sewage generation | Whether is STP provided? |
| 0 | 0 | 0 | No |
| (c) Indicate its location and distance with reference to plant site. | | | |
| Number of person staying | Water consumption | | |
| 0 | 0 | | |

13. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity)

Products Name and Quantity

| Product Name | UOM | Product Name | Existing | Consented | Proposed Revision | Total | Remarks |
|---------------------|------------|---|-----------------|------------------|--------------------------|--------------|----------------|
| OTHERS | Sq.M | Project Involves 9Nos of Buildings on TPA-22900 Sqm and TBUA-124529.3 6 Sqm | 0 | 0 | 0 | 0 | 0 |

Products Name and Quantity

| Product Name | UOM | Quantity | Remarks |
|---------------------|------------|-----------------|----------------|
| NA | --NA-- | 0 | 0 |

14. List of raw materials and process chemicals with annual consumption corresponding to above stated production figures, in tonnes/month or kl/month or numbers/month.

| Name of Raw Material | UOM | Quantity | Hazardous Waste | Hazardous Chemicals | Remarks |
|-----------------------------|------------|-----------------|------------------------|----------------------------|----------------|
| Construction Material | --NA-- | 0 | No | No | 0 |

15. Description of process of manufacture for each of the products showing input, output, quality and quantity of solid, liquid and gaseous wastes, if any from each unit process.

Applied for revalidation of Consent to Establish with expansion. Project Involves 9Nos of Buildings on TPA-22900 Sqm and TBUA-124529.36 Sqm.

Part B : Waste Water aspects

16. Water consumption for different uses (m3/day)

| Purpose | Consumption | Effluent Generation | Treatment | Remarks | Disposal | Remarks |
|--|--------------------|----------------------------|------------------|----------------|-----------------------|--|
| Domestic Pourpose | 610 | 505 | STP | 0 | On Land for Gardening | Fresh Water- 399 CMD & Recycle Water-211 CMD |
| Water gets Polluted & Pollutants are Biodegradable | 0 | 0 | --NA-- | 0 | --NA-- | 0 |
| Water gets Polluted,Pollutants are not Biodegradable & Toxic | 0 | 0 | --NA-- | 0 | --NA-- | 0 |
| Industrial Cooling,spraying in mine pits or boiler feed | 0 | 0 | --NA-- | 0 | --NA-- | 0 |
| Others | 0 | | | | | |

17. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

| Source of water supply | Name of Local Body | Name of authority granting permission | Qauntity permitted |
|-------------------------------|---------------------------|--|---------------------------|
| Local Body | PCMC | PCMC | 620 |

18. Quantity of waste water (effluent) generated (m3/day)

| Domastic | Boiler Blowdown | Industrial | Cooling water blowdown |
|-----------------|------------------------|-------------------|-------------------------------|
| 505 | 0 | 0 | 0 |

| Process | DM Plants/Softening | Washing | Tail race discharge from |
|---------|---------------------|---------|--------------------------|
| 0 | 0 | 0 | 0 |

* 19. Water budget calculations accounting for difference between water consumption and effluent generated.

Copy Attached

20. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

Capacity of STP (m3/day)

670

| Treatment unit | Size (mxm) | Retention time (hr) |
|--|------------|---------------------|
| Bar Screen Chamber, Collection Tank, MBBR Tank, Settling Tank, Sand Filter, Carbon Filter, UV, Ozonation | 200 | 24 |

21. Present treatment of trade effluent (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

Capacity of ETP (m3/day)

0

| Treatment unit | Size (mxm) | Retention time (hr) |
|----------------|------------|---------------------|
| 0 | 0 | 0 |

22.

| | |
|--|----|
| (i) Are sewage and trade effluents mixed together? | No |
| If yes, state at which stage-Whether before, intermittently or after treatment. | NA |

23. Capacity of treated effluent sump, Guard Pond if any.

| | |
|--|-------|
| Capacity of treated effluent sump (m3) | 0 |
| Effluent sump/Guard pond details | No NA |
| If yes, state at which stage-Whether before, intermittently or after treatment. | No NA |

24. Mode of disposal of treated effluent With respective quantity, m3/day

| | | | |
|--|-----|--|---------|
| (i) into stream/river (name of river) | 0 | (ii) into creek/estuary (name of Creek/estuary) | 0 |
| (iii) into sea | 0 | (iv) into drain/sewer (owner of sewer) | 294 |
| (v) On land for irrigation on owned land/ase land. Specify cropped area. | 15 | (vi) Connected to CETP | 0 |
| (vii) Quantity of treated effluent reused/ recycled, m3/day Provide a location map of disposal arrangement indicating the outler(s) for sampling. Treated effluent reused / recycled (m3/day) | 211 | Mode of disposal types | Recycle |
| Mode of disposal types other (if any) | | | |

25. (a) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD,COD and specific pollutants relevant to the industry. TDS to be reported for disposal on land or into stream/river.

Untreated Effluent

| | |
|-------------------|---------|
| pH | 5.5-9 |
| SS (mg/l) | 300-350 |
| BOD (mg/l) | 350-400 |
| COD (mg/l) | 400-600 |
| TDS (mg/l) | 2100 |

| Specific pollutant if any | Name | Value |
|----------------------------------|-------------|--------------|
| 1 | 0 | 0 |

Treated Effluent

| | |
|-------------------|-------|
| pH | 5.5-9 |
| SS (mg/l) | 30 |
| BOD (mg/l) | 50 |
| COD (mg/l) | 30 |
| TDS (mg/l) | 1800 |

| Specific pollutant if any | Name | Value |
|----------------------------------|-------------|--------------|
| 1 | 0 | 0 |

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

Attached

26. Fuel consumption

| Fuel Type | UOM | Fuel Consumption TPD/LKD | Calorific value |
|--------------------|------------------------|---------------------------------|------------------------|
| HSD | Ltr/Hr | 110 | 0 |
| Ash content | Sulphur content | Quantity | Other (specify) |
| 0 | 0 | 1 | 0 |

27. (a) Details of stack (process & fuel stacks: D. G.)

| (a) Stack number(s) | (b) Stack attached to | (c) Capacity | (d) Fuel Type |
|--|--|--|---|
| 1 | DG Set | 125 | HSD |
| (e) Fuel quantity (Kg/hr.) | (f) Material of construction | (g) Shape (round/rectangular) | (h) Height, m (above ground level) |
| 25 | MS | Round | 4.5 |
| (i) Diameter/Size, in meters | (j) Gas quantity, Nm³/hr. | (k) Gas temperature °C | (l) Exit gas velocity, m/sec. |
| 0.01 | 0 | 0 | 0 |
| (m) Control equipment preceding the stack | (n) Nature of pollutants likely to present in stack gases such as Cl₂, Nox, Sox TPM etc. | (o) Emissions control system provided | (p) In case of D.G. Set power generation capacity in KVA |
| Provided | SPM | Provided | 125 |

| (a) Stack number(s) | (b) Stack attached to | (c) Capacity | (d) Fuel Type |
|-------------------------------------|---|--------------------------------------|---|
| 2 | DG Set | 250 | HSD |
| (e) Fuel quantity (Kg/hr.) | (f) Material of construction | (g) Shape (round/rectangular) | (h) Height, m (above ground level) |
| 40 | MS | Round | 4.5 |
| (i) Diameter/Size, in meters | (j) Gas quantity, Nm³/hr. | (k) Gas temperature °C | (l) Exit gas velocity, m/sec. |

| | | | |
|--|--|--|---|
| 0.01 | 0 | 0 | 0 |
| (m) Control equipment preceding the stack | (n) Nature of pollutants likely to present in stack gases such as Cl₂, Nox, Sox TPM etc. | (o) Emissions control system provided | (p) In case of D.G. Set power generation capacity in KVA |
| Proposed | SPM | Proposed | 250 |

| | | | |
|--|--|--|---|
| (a) Stack number(s) | (b) Stack attached to | (c) Capacity | (d) Fuel Type |
| 3 | DG Set | 320 | HSD |
| (e) Fuel quantity (Kg/hr.) | (f) Material of construction | (g) Shape (round/rectangular) | (h) Height, m (above ground level) |
| 320 | MS | Round | 4.5 |
| (i) Diameter/Size, in meters | (j) Gas quantity, Nm³/hr. | (k) Gas temperature °C | (l) Exit gas velocity, m/sec. |
| 0.01 | 0 | 0 | 0 |
| (m) Control equipment preceding the stack | (n) Nature of pollutants likely to present in stack gases such as Cl₂, Nox, Sox TPM etc. | (o) Emissions control system provided | (p) In case of D.G. Set power generation capacity in KVA |
| Proposed | SPM | Proposed | 320 |

27. (B) Whether any release of odoriferous compounds such as Mercaptans, Phorate etc. Are coming out from any storages or process house.

No

28. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder\etc. As per Central Board Publication "Emission regulations Part-III" (December, 1985)

| | | | |
|-------------------|-----|----------------|-----------|
| Poart hole | Yes | Details | Installed |
| Platform | Yes | Details | Installed |
| Ladder | Yes | Details | Installed |

29. Quality of treated flue gas emissions and process emissions. Quantity of treated flue gas emissions and process emissions.

| Sr. | Stack attached to | Parameter | Concentration mg/Nm³ | flow (Nm³/hr) |
|------------|--------------------------|------------------|--|---------------------------------|
| 1 | DG Set | SPM | 0 | 0 |

(Specify concentration of criteria pollutants and industry/process-specific pollutants stack-wise. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/ Central Government in the Ministry of Environment & Forests. For proposed unit furnish expected characteristics of the emissions..

NA

Part - D: Hazardous Waste aspect

30. Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling) Rules, 1989 as amended in Jan.,2000. Type/Category of Waste as per

| | | | |
|------------------------------------|-----------------------------|----------------------------|--------------------------|
| Waste (Annually) Schedule I | | | |
| Cat No | Type | Qty | UOM |
| NA | | 0 | --NA-- |
| Max | Method of collection | Method of reception | Method of storage |
| | NA | NA | NA |
| Method of transport | Method of treatment | Method of disposal | |

Waste (Annually) Schedule II

31. Details about use of hazardous waste

| Name of hazardous waste/Spent chemical | Quantity used/month | Party from whom purchased | Party to whom sold |
|---|----------------------------|----------------------------------|---------------------------|
| No | 0 | 0 | 0 |

32.

a. Details about technical capability and equipments available with the applicant to handle the Hazardous Waste

No

b. Characteristics of hazardous waste(s) Specify concentration of relevant pollutants. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Govt. in the ministry of Environment & Forests. For proposed units furnish expected characteristics

NA

33.

Copy of format of manifest/record Keeping practiced by the applicant.

NA

34.

Details of self-monitoring (source and environment system)

No

35.

Are you using any imported hazardous waste. If yes, give details.

No

36.

Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.

No

37.

Present treatment of hazardous waste, if any (give type and capacity of treatment units)

No

38. Quantity of hazardous waste disposal

(i) Within factory

0

(ii) Outside the factory (specify location and enclose copies of agreement.)

0

(iii) Through sale (enclosed documentary proof and copies of agreement.)

0

(iv) Outside state/Union Territory, if yes particulars of (1 & 3) above.

0

(v) Other (Specify)

0

Part - E: Additional information

39.

a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.

No

b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.

NA

40.

Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).

Capital Cost- Rs 730.86 Kalh, Recurring Cost- Rs 85.20 Lakh/Year

41.

To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed ?

STP & OWC

42.

Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure

STP & OWC

43. Nature, quantity and method of disposal of non- hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

| Type | Quantity | UOM | Treatment | Disposal | Other Details |
|------------|----------|--------|-----------|----------------|-------------------------|
| Wet Waste | 1327 | Kg/Day | OWC | Used as Manure | OWC Capacity-1500Kg/day |
| Dry Waste | 901 | Kg/Day | NIL | Sale | 0 |
| STP Sludge | 55.60 | Kg/Day | SDB | Used as Manure | 0 |

44. Hazardous Chemicals - Give details of Chemicals and quantities handled and Stored.

(i) Is the unit a Major Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?

No

(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?

No

(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.

No

(iv) Has approval of site been obtained from the concerned authority?

No

(v) Has the unit prepared an off-site Emergency Plan? Is it updated ?

No

(vi) Has information on imports of Chemicals been provided to the concerned authority?

No

(vii) Does the unit possess a policy under the PLI Act?

No

45. Brief details of tree plantation/green belt development within applicant's premises (in hectores)

| Open Space Availability | Plantation Done On | Number of Trees Planted |
|--------------------------------|---------------------------|--------------------------------|
| 2009.19 Square meter | 1800 Square meter(90 %) | 317 |

46.

Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.

No

48.

I/We further declare that the information furnished above is correct to the best of my/our knowledge.

49.

I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and until the grant of fresh Consent/Authorization no change shall be made.

50.

I/We undertake to furnish any other information within one month of its being called by the Board

Yours faithfully

Signature : SD

Name : BHARAT MITHALAL NAGORI

Designation : Partner

Additional Information

Air Pollution

| Sr No. | Air Pollution Source | Pollutants | APCS Provided | Remark |
|---------------|-----------------------------|-------------------|----------------------|---------------|
| 1 | DG | SPM | Yes | 0 |

| | | | |
|-----------------------------|-----|-------------------------------|----|
| Separate EM Provided | Yes | Other Emission Sources | No |
|-----------------------------|-----|-------------------------------|----|

| | | | |
|--------------------------|-----|------------------------------|----|
| Measures Proposed | Yes | Foul Smell Coming Out | No |
|--------------------------|-----|------------------------------|----|

| | |
|--------------------------------------|----|
| Air Sampling Facility Details | No |
|--------------------------------------|----|

D.G. Set Details

| Description | Capacity(KVA) | Remarks |
|--------------------|----------------------|----------------|
| DG Set | 125 | 0 |
| DG Set | 250 | 0 |
| DG Set | 320 | 0 |

Hazardous Waste Generation

| Hazardous Waste | Quantity | UOM | Treatment | Disposal | Other Details |
|------------------------|-----------------|------------|------------------|-----------------|----------------------|
|------------------------|-----------------|------------|------------------|-----------------|----------------------|

CHWTSDF Details

Member of CHWTSDF

CHWTSDF Name

Remarks

Cess Details

Cess Applicable

No

Cess Paid

No

If Yes, UpTo

Jan 1 1900 12:00:00:000AM

Legal Actions

Legal Action Taken

No

Legal Record Of Company

Legal Action Details

Remarks

Bank Guarantee Applicable:

Yes

BG Details

BG Amount

BG Validity

Applicable against Consent:

Yes

• MPCB-BG-0000031327 (007GT02240540012)

• MPCB-BG-0000031334 (07GT02240540009)

• MPCB-BG-0000031335 (07GT02240540013)

Applicable against Direction:

No

Annexure

Annexure V



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2023

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000064174

Submitted Date

26-02-2024

PART A

Company Information

Company Name

M/S EISHA PROPERTIES UNIT 5 (EISHA ZENITH)

Application UAN number

0000053450

Address

95/2,95/3, TATHWADE, TALUKA-MULSHI, PUNE

Plot no

95/2,95/3,

Taluka

MULSHI

Village

TATHWADE

Capital Investment (In lakhs)

5853

Scale

LSI

City

PUNE

Pincode

411033

Person Name

MR.AKASH

Designation

PROJECT MANAGER

Telephone Number

91637049709

Fax Number

0

Email

projects@bmnagori.com

Region

SRO-Pimpri Chinchwad

Industry Category

Orange

Industry Type

O21 Building and construction project more than 20,000 sq. m built up area

Last Environmental statement submitted online

yes

Consent Number

Format1.0/JD (WPC)/UAN No.0000123211/CO/2202000106

Consent Issue Date

2022-02-02

Consent Valid Upto

2024-01-31

Establishment Year

2008

Date of last environment statement submitted

Nov 29 2021 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

| Water Consumption for Process | Consent Quantity in m3/day | Actual Quantity in m3/day |
|-------------------------------|----------------------------|---------------------------|
| Cooling | 0.00 | 0.00 |
| Domestic | 104.00 | 98.00 |
| All others | 0.00 | 0.00 |
| Total | 104.00 | 98.00 |

2) Effluent Generation in CMD / MLD

| Particulars | Consent Quantity | Actual Quantity | UOM |
|-------------------|------------------|-----------------|-----|
| DOMESTIC EFFLUENT | 90 | 79 | CMD |

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

| Name of Products (Production) | During the Previous financial Year | During the current Financial year | UOM |
|-------------------------------|------------------------------------|-----------------------------------|-----|
| NA | 0 | 0 | CMD |

3) Raw Material Consumption (Consumption of raw material per unit of product)

| Name of Raw Materials | During the Previous financial Year | During the current Financial year | UOM |
|-----------------------|------------------------------------|-----------------------------------|-----|
| NA | 0 | 0 | |

4) Fuel Consumption

| Fuel Name | Consent quantity | Actual Quantity | UOM |
|-------------------|------------------|-----------------|--------|
| High Speed Diesel | 34 | 34 | Ltr/Hr |

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

| Pollutants Detail | Quantity of Pollutants discharged (kL/day) | Concentration of Pollutants discharged (Mg/Lit) Except PH, Temp, Colour | Percentage of variation from prescribed standards with reasons | Standard | Reason |
|---------------------------|--|---|--|--------------|--------|
| | Quantity | Concentration | %variation | | |
| pH | 0 | 7.6 | -- | NS | -- |
| TOTAL SUSPENDED SOLID | 0 | 6 | -- | 50 mg/litre | -- |
| BIOCHEMICAL OXYGEN DEMAND | 0 | 7.8 | -- | 10 mg/litre | -- |
| BIOLOGICAL OXYGEN DEMAND | 0 | 28 | -- | 100 mg/litre | -- |

[B] Air (Stack)

| Pollutants Detail | Quantity of Pollutants discharged (kL/day) | Concentration of Pollutants discharged (Mg/NM3) | Percentage of variation from prescribed standards with reasons | Standard | Reason |
|-------------------|--|---|--|----------|--------|
| | Quantity | Concentration | %variation | | |

| | | | | | |
|---|---|----|----|-----|----|
| TOTAL PARTICULATE MATTER_FOR DG SET-125 KVA | 0 | 10 | -- | 150 | -- |
| SULPHER DIOXIDE | 0 | 7 | -- | NS | -- |

Part-D

HAZARDOUS WASTES

1) From Process

| Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|----------------------|--------------------------------------|-------------------------------------|-----|
| | 0 | 0 | CMD |

2) From Pollution Control Facilities

| Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|----------------------|--------------------------------------|-------------------------------------|-----|
| | 0 | 0 | CMD |

Part-E

SOLID WASTES

1) From Process

| Non Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|--------------------------|--------------------------------------|-------------------------------------|-----|
| Wet Waste | 78 | 78 | Kg |
| Wet Waste | 78 | 78 | Kg |
| Dry Waste | 51 | 51 | Kg |
| Dry Waste | 51 | 51 | Kg |

2) From Pollution Control Facilities

| Non Hazardous Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|--------------------------|--------------------------------------|-------------------------------------|-----|
| NA | 0 | 0 | CMD |

3) Quantity Recycled or Re-utilized within the unit

| Waste Type | Total During Previous Financial year | Total During Current Financial year | UOM |
|------------|--------------------------------------|-------------------------------------|-----|
| | 0 | 0 | CMD |

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

| Type of Hazardous Waste Generated | Qty of Hazardous Waste | UOM | Concentration of Hazardous Waste |
|-----------------------------------|------------------------|-----|----------------------------------|
| 0 | 0 | CMD | NA |

2) Solid Waste

| Type of Solid Waste Generated | Qty of Solid Waste | UOM | Concentration of Solid Waste |
|-------------------------------|--------------------|---------|------------------------------|
| BIO-DEGRADABLE WASTE | 78 | Kg/Day | NA |
| BIO-DEGRADABLE WASTE | 78 | SqMtr/D | NA |
| NON-BIODEGRADABLE WASTE | 51 | Kg/Day | NA |
| NON-BIODEGRADABLE WASTE | 51 | SqMtr/D | NA |

| | | | |
|------------|-----|---------|----|
| STP SLUDGE | 1.2 | Kg/Day | NA |
| STP SLUDGE | 1.2 | SqMtr/D | NA |

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

| Description | Reduction in Water Consumption (M3/day) | Reduction in Fuel & Solvent Consumption (KL/day) | Reduction in Raw Material (Kg) | Reduction in Power Consumption (KWH) | Capital Investment(in Lacs) | Reduction in Maintenance(in Lacs) |
|-------------|---|--|--------------------------------|--------------------------------------|-----------------------------|-----------------------------------|
| NA | 0 | 0 | 0 | 0 | 0 | 0 |

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection

OPERATION AND MAINTENANCE COST FOR SEWAGE TREATMENT PLANT AND ORGANIC WASTE CONVERTOR MACHINE

Environmental Protection Measures

FOR TREATED WASTE WATER AND WET WASTE

Capital Investment (Lacks)

11.75

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection

Tree Plantation

Environmental Protection Measures

Tree Plantation

Capital Investment (Lacks)

25

Part-I

Any other particulars for improving the quality of the environment.

Particulars

OPERATION AND MAINTENANCE OF SEWAGE TREATMENT PLANT AND ORGANIC WASTE CONVERTOR MACHINE

Name & Designation

MR.AKASH-PROJECT MANAGER

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000064174

Submitted On:

26-02-2024