

## **PART –A**

### **CURRENT STATUS OF WORK**

| <b>Proposed Expansions</b> |                      |               |  |
|----------------------------|----------------------|---------------|--|
| <b>Building Name</b>       | <b>Configuration</b> | <b>Height</b> | <b>Remark</b>  |
| Building A<br>(Comm.)      | 2B+G+9               | 35.7          | 3<br>8 Phase 1-Upto 8 <sup>th</sup> Floor              |
| Building B<br>(Mix Use)    | 2B+G+16              | 56.00         | Phase-2-9 <sup>th</sup> Floor<br>Phase -3 Yet to start |

## **PART -B**

### **POINTWISE COMPLAINCE**

### 3. Compliance with Conditions of Environmental Clearance Granted:

The following Conditions are given to the project at the time of Grant of EC.

a) Construction Phase:

| Sr. No.               | EC Conditions Applicable for the Project   | Compliance Status  |
|-----------------------|--|--|
| <b>SEAC Condition</b> |  |  |
| 1.                    | Local body to ensure that, no occupation certificate should be issued unless project have sustainable water supply.  | Noted. We hereby ensure that no occupancy will be given unless project have sustainable water supply.  |
| 2.                    | PP to submit the compensatory plantation plan along with undertaking for the maintenance of the same.  | Noted. The existing trees, to be cut/transplant compensatory planation as per Amended Tree Act and nos. of tree to be planted onsite and offsite. And we commit that we will take care of planted trees for 5 years or till the handover the project whichever is earlier. |
| 3.                    | As agreed by PP, PP to provide solar panels for existing construction.   | Yes, renewable energy by solar panels for the existing construction will be provided.  |
| 4.                    | PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.                                  | Noted. Minimum 30% of total parking arrangement with electric charging facility is provided by project proponent.  |
| 5.                    | PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction. | The water used for construction purpose will not be drinking water.  |

| <b>SEIAA condition</b> |   |  |
|------------------------|---|--|
| 1.                     | There are 364 trees existing on site and PP has proposed to be cut 62 trees. PP to plant as many tree as cumulative age of tree to be cut and transplant as compensatory plantation. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and preservation of trees Act 1975 | Noted & Will be complied   |
| 2.                     | PP to keep open space unpaved so as to ensure permeability of water. However whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as allow effective fire tender movement.                                 | Noted & Will be complied during landscape development.   |
| 3.                     | PP to achieve at least 5% of total energy requirement from solar/other renewable sources.   | Noted & will be complied   |
| 4.                     | PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.  | Noted & will be complied   |
| 5.                     | SEIAA after deliberation decided to grant EC for — FSI-84,140.03 m <sup>2</sup> , Non-FSI- 1,12,654.9 m <sup>2</sup> , Total BUA-1,96,794.93 m <sup>2</sup> . (Plan approval NO. CC/0247/22 dated on 04.05.2022)  | Yes, we agree  |
|                        | <b>a) General Condition</b>   |  |
| 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.  | During construction phase, solid waste generated due to labors is segregated and disposed off by suitable disposal facility.   |
| 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                                   | Construction waste (muck) generated has been reused on site for back filling. Any excess debris will be disposed off suitably to vendors / disposal sites as designated by the |

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|      | people, only in approved sites with the approval of competent authority.  | government.  |
| 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.  | Noted. No hazardous waste is generated during the construction phase.<br><br>At the finishing stage, any waste related to Paints / Varnishes etc will be properly disposed off.  |
| 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. | Noted. All the required provisions are made for drinking water and sanitary facilities for construction workers.   |
| V    | Arrangements shall be made so that wastewater and storm water do not get mixed.   | Noted. Separate arrangement would be made for the disposal of storm water and wastewater to avoid mixing.  |
| VI   | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.  | Chemical admixtures are being used for accelerating time required for curing; water reducing admixtures will reduce water content for the concrete mix by about 5-10% and ensure more consistent setting time and higher strength. |
| VIII | Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.  | Noted. Ground water is not used for the project.   |
| XI   | Fixtures for shower, toilet flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor based control.  | Noted  |

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| X    | The Energy conservation building code shall be strictly adhered to  | Noted   |
| XI   | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.  | Noted. Topsoil excavated during construction activities will be used for landscape development during final stage of project.   |
| 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.                  | Excavated soil shall be used primarily for backfilling, stored and shall be used for landscape development and site leveling purposes.  |
| 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.                                     | Environmental Monitoring is conducted on a regular basis as per Environmental Management Plan (EMP). Samples were tested and monitoring reports are attached as <b>Annexure-3</b> |
| XIV  | PP to strictly adhere to all the condition mentioned in Maharashtra (Urban Areas) protection and preservation of trees Act 1975 as amended during the validity of environmental clearance.              | Note and will be complied   |
| 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. | The DG sets shall be of low sulphur diesel type with conformation to Environmental (Protection) Rules prescribed for air and noise emission standards.                            |
| XVI  | PP to strictly adhere to all the condition mentioned in Maharashtra (Urban Areas) protection and preservation of trees Act 1975 as amended during the validity of environmental clearance.              | Noted and will be complied  |
| XVII | Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by  | Noted and will be complied  |

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|                           | Ministry of Road Transport & Highways Department.<br>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, to conform to the stipulated standards by CPCB/MPCB.   | No construction activity is carried out during night-time.<br><br>Noise & Air monitoring is being carried out as per Environmental Management Plan (EMP). Ambient Air and Noise monitoring reports are attached as <b>Annexure-3</b> .   |
| 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. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.          | Installation of DG sets will be at the finishing / occupancy stage of the project and will comply with all requirements.   |
| 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 environmental cell/ designated person   | Noted.   |
| <b>B) Operation phase</b> |  |  |
|                           | <p>a)The solid waste generated should be properly collected and segregated.</p> <p>b) 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 .</p> <p>c)Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering</p> | <p>During construction phase, solid waste generated due to labors is segregated and disposed off by suitable disposal facility.</p> <p>Wet garbage of Building A is treated by Organic Waste Converter (OWC) on site and generated manure will be used for gardening. OWC for Building</p> |



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|     | recyclable material.  | B will be installed at the finishing stage of the project  |
| II  | E-waste shall be disposed through authorised vendor as per E-waste (Management and Handling)Rule 2016   | Noted and will be complied   |
| 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 Env Dept before the project is commissioned for Operation. Discharge of the unused treated effluent, if any, should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled or reused to the maximum extent possible. Treatment of 100% greywater by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. | STP for A building is present on site as the building is operational the treated water from STP is reused for flushing and gardening purpose. STP for B building will be established as approved by EC conditions at the finishing stage of the project and treated water from STP will be reused for flushing and gardening purpose. Excess treated water is disposed to the municipal sewer line with the permission of municipal corporation. |
| 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.   | Noted. Part Occupancy has been given to the project after implementation or completion of environmental services such as STP, OWC, green belt facilities, etc. Treated water from STP will be reused for flushing and gardening purpose within project premises  |
| V   | The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.  | Noted & agree.   |
| VI  | Traffic congestion at the entry and exit points from the road adjoining the project site must be avoided. Parking should be fully internalized, and no public space should be utilized.   | Traffic congestion is being avoided. Enough internal parking is provided.  |

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| VII  | PP to provide adequate electrical charging point for electric vehicle (EVs)  | Noted & complied   |
| VIII | Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept  | Landscape development will be as per CPCB guidelines, native trees will be taken into consideration for plantation.  |
| IX   | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.   | The project team on site has a designated Environment and Safety Officer who is responsible for implementation of EMP.   |
| X    | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.   | The capital EMP cost of Rs. 30 Lakhs and O&M for EPM shall be Rs. 2.50 Lakhs per annum will be used to complete all the EMP measures as submitted for grant of EC. |
| 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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> . and also seen at website at <a href="http://parivesh.nic.in">parivesh.nic.in</a> | Noted, and Attached as <b>Annexure 4</b>   |
| 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.   | Noted and will be complied.  |
| XIII | A copy of the clearance letter shall be sent by  | Noted.   |

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|                             | 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, SO <sub>2</sub> , NO <sub>x</sub> (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. | Air Monitoring reports attached as <b>Annexure 3</b>   |
| <b>C) General Condition</b> |   |  |
| I                           | PP has to strictly abide the condition stipulated by SEAC and SEIAA   | Noted & agreed   |
| 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.  | Noted.   |
| III                         | Under the Provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining Environmental C  | Environmental clearance has been obtained from the Environmental Department vide SEAC CC/0247/22 dated 4th May 2022 Environmental clearance is enclosed as Annexure-I. |
| 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   | Noted and will be complied.  |

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|     | (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 31 <sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail. | Noted and we will comply.  |
| 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.         | Noted.   |
| 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.   | Yes, we agree with the condition. Project does not require NOC from Forestry & Wildlife authority as forest land not involved in the project site. |
| 4.  | This environmental clearance is issued subject to land use verification. Local authority/planning authority should ensure this with respect to Rules, Regulations, Notifications, Government clearance issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean  | Noted.   |

|   |   |                            |
|---|---|----------------------------|
|   | State Level Impact Assessment Authority (SEIAA) approved the proposed land use.   |                            |
| 5 | In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.  | Noted                      |
| 6 | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.   | Noted                      |
| 7 | The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments. | Noted and will be complied |
| 8 | Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1St Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010  | Noted                      |

**PART - C**

**ANNEXURE 1**

**DATA SHEET**

**“SBH-Vimannagar” by M/s Classic Promoters & Builders Pvt. Ltd. June 2024**

**Part – I  
Data Sheet**

|          |   |  |
|----------|---|--|
| <b>1</b> | Project type: River-Valley/Mining/Industry/Thermal/Nuclear/Other (specify).   | <b>Others (Building &amp; Construction – Residential Project</b>   |
| <b>2</b> | Name of the project   | <b>“SBH Vimannagar” by M/s Classic Promoters &amp; Builders Pvt. Ltd.,</b>   |
| <b>3</b> | Clearance letter (s)/OM No. and date  | <b>No. EC22B039MH134004 dated 13/09/2022.</b>  |
| <b>4</b> | Location:<br><br>a) District (s)<br>b) State (s)<br>c) Location Latitude/Longitude  | <b>S. No. 33/2A/1,<br/>Village Wadgaon Sheri,<br/>Taluka Haveli,<br/>District Pune<br/>Maharashtra<br/>Longitude 18o 33’44 .29” E<br/>Latitude 73o 54’52.08” N</b>                           |
| <b>5</b> | Address for correspondence.<br>Address of the Concerned Project Chief Engineer (with Pin Code & telephone/telex/fax numbers)                    | <b>Mr. Vilas Tambe<br/>Director<br/>M/s Classic Promoters &amp; Builders Pvt. Ltd.,<br/>S. No. Level 8, S No. 36/1/1, Opp. Regency Classic, Mumbai-Banglore Highway, Baner, Pune. 411045</b> |
| <b>6</b> | Salient features  |  |
|          | a) Of the project   | <b>Attached Annexure – I</b>   |
|          | b) Of the Environmental management plans  | <b>Attached Annexure – II</b>  |
| <b>7</b> | Break up of the project area.   | <b>Total Plot Area – – 41,919.00 sq.m.<br/>Total Built-up Area – 1,22,911.63 sq.m.</b>   |
|          | a) Submergence area: forest and non- Forest   | <b>N. A.</b>   |
|          | b) Others   | <b>N. A.</b>   |
| <b>8</b> | c) Break up of the project affected population with enumeration of those losing houses/dwelling units only agricultural land only Both dwelling | <b>N. A.</b>   |

**“SBH-Vimannagar” by M/s Classic Promoters & Builders Pvt. Ltd. June 2024**

|           |   |   |
|-----------|---|---|
|           | units<br>only agricultural land only Both dwelling<br>units & agricultural land & landless<br>laborers/artisans:                              |   |
|           | a) SC, ST/Adivasi   | <b>N. A.</b>                                |
|           | b) Others   | <b>N. A.</b>                                |
| <b>9</b>  | Financial details:  |   |
|           | a) Project cost as originally planned<br>and subsequent revised estimates and<br>the year of price reference                                  | <b>471.86 Crores</b>                        |
|           | b) Allocation made for environmental<br>management plans with item wise and<br>year wise and break-up   | <b>Attached, Annexure – III</b>             |
|           | c) Benefit cost ratio/Internal rate of<br>Return and the year of assessment.  | <b>---</b>                                  |
|           | d) Whether © includes the cost of<br>environmental management as shown.<br>in the above   | <b>Yes.</b>                                 |
|           | e) Actual expenditure incurred on the<br>project so far.  | <b>290.10 Crores<br/>(Up to June- 2024)</b> |
| <b>10</b> | Forest land requirement   | <b>N. A.</b>                                |
|           | a) The status of approvals for diversion<br>of forest land for non-forestry use.  | <b>N. A.</b>                                |
|           | b) The status of clearing felling   | <b>N. A.</b>                                |
|           | c) The status of compensatory<br>afforestation, if any  | <b>N. A.</b>                                |
|           | d) Comments on the viability &<br>Sustainability of compensatory a<br>Forestation programme in the light of<br>actual field experience so far | <b>N. A.</b>                                |
| <b>11</b> | The status of clear felling in non-forest<br>areas (Such as submergence area or<br>reservoir, approach Roads.), if any with                   | <b>N. A.</b>                                |



**“SBH-Vimannagar” by M/s Classic Promoters & Builders Pvt. Ltd. June 2024**

|           |  |   |
|-----------|--|---|
|           | Quantitative information required.                   |   |
| <b>12</b> | Status of construction (Actual &/or planned)         | <b>The Project involves construction of Commercial Buildings:</b><br><br>3 8 Phase 1-Upto 8th Floor Phase-2-9 th FloorPhase -3 Yet to start |
|           | a) Date of commencement (Actual &/or planned)        | <b>02/02/2000</b>   |
|           | b) Date of completion (Actual &/or planned)          | <b>06/05/2025</b>   |
| <b>13</b> | Reason for the delay if the project is yet to start. | <b>N. A.</b>  |

**ANNEXURE 2**  
**EC COPY**



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

To,

The General Manager  
M/S. CLASSIC PROMOTERS & BUILDERS PVT. LTD.  
Solitaire World Level 8, S.No 36/1/1, Opp Regency Classic, Mumbai-  
Banglore Highway, Baner, Pune- 411045 -411045

**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/72187/2021 dated 14 Feb 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC22B039MH134004   |
| 2. File No.                                   | SIA/MH/MIS/72187/2021  |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B1   |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.   |
| 6. Name of Project                            | Expansion in Environmental clearance of<br>proposed "SBH Vimannagar" project at S.<br>No. 207/1A, Village Lohegaon and S. No.<br>33/2A/1, Village Wadgaon Sheri, Taluka<br>Haveli, District Pune by M/s. Classic<br>Promoters & Builders Pvt. Ltd. |
| 7. Name of Company/Organization               | M/S. CLASSIC PROMOTERS &<br>BUILDERS PVT. LTD.   |
| 8. Location of Project                        | Maharashtra  |
| 9. TOR Date                                   | 08 Nov 2021  |

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

Date: 13/09/2022

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

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

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/72187/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Classic Promoters & Builders Pvt. Ltd.,  
S. No. 207/1A, Village Lohegaon and  
S. No. 33/2A/1, Village Wadgaon Sheri,  
Taluka Haveli, District Pune.

**Subject** : Expansion in Environmental clearance of proposed "SBH Vimannagar" project at S. No. 207/1A, Village Lohegaon and S. No. 33/2A/1, Village Wadgaon Sheri, Taluka Haveli, District Pune by M/s. Classic Promoters & Builders Pvt. Ltd.

**Reference** : Application no. SIA/MH/MIS/72187/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 140<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 250<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

|    |                         |   |  |
|----|-------------------------|---|--|
| 1. | Proposal Number         | SIA/MH/MIS/72187/2021   |  |
| 2. | Name of Project         | Expansion in Environmental clearance of proposed "SBH Vimannagar" project at S. No. 207/1A, Village Lohegaon and S. No. 33/2A/1, Village Wadgaon Sheri, Taluka Haveli, District Pune by M/s. Classic Promoters & Builders Pvt. Ltd. |  |
| 3. | Project category        | 8b (B1) Township and Area Development project   |  |
| 4. | Type of Institution     | Private   |  |
| 5. | Project Proponent       | Name  | Mr. Vilas Tambe  |
|    |                         | Regd. Office address  | "Solitaire World", Level 8, S. No. 36/1/1, Opp. Regency Classic, Mumbai-Bangalore Highway, Baner, Pune- 411045 |
|    |                         | Contact number  | 9822146699   |
|    |                         | e-mail  | -  |
| 6. | Consultant              | VKe Environment LLP   |  |
| 7. | Applied for             | Expansion in EC   |  |
| 8. | Details of previous EC  | Yes, project has received Environmental Clearance vide no. SEAC 2010/CR 546/TC-2 dated 07.09.2012 and Revalidation of Environmental Clearance vide no. SEIAA-2019/CR -179/SEIAA dated 31.03.2020                                    |  |
| 9. | Location of the project | S. No. 207/1A, Village Lohgaon and S. No. 33/2A/1, Village Wadgaon Sheri, Taluka Haveli, District Pune.   |  |

|     |  |   |            |  |                  |                                  |
|-----|--|---|------------|--|------------------|----------------------------------|
| 10. | Latitude and Longitude   | Latitude: 18°33'44.29"N<br>Longitude: 73°54'52.08"E   |            |  |                  |                                  |
| 11. | Total Plot Area (m <sup>2</sup> )  | 41,919.00 sq.m  |            |  |                  |                                  |
| 12. | Deductions (m <sup>2</sup> )   | 11,752.76 sq.m  |            |  |                  |                                  |
| 13. | Net Plot area (m <sup>2</sup> )  | 30,166.24 sq.m  |            |  |                  |                                  |
| 14. | Proposed FSI area (m <sup>2</sup> )  | 84,140.03 sq.m  |            |  |                  |                                  |
| 15. | Proposed non-FSI area (m <sup>2</sup> )  | 1,12,893.11 sq.m                                      |            |  |                  |                                  |
| 16. | Proposed TBUA (m <sup>2</sup> )  | 1,97,033.14 sq.m                                      |            |  |                  |                                  |
| 17. | TBUA (m <sup>2</sup> ) approved by Planning Authority till date  | 1,22,911.63 sq.m                                      |            |  |                  |                                  |
| 18. | Ground coverage (m <sup>2</sup> ) & %  | 9116.19 sq.m (30.21 % of net plot area)               |            |  |                  |                                  |
| 19. | Total Project Cost (Rs.)   | Rs. 471.86 Crore                                      |            |  |                  |                                  |
| 20. | CER as per MoEF & CC circular dated 01/05/2018   | Will be submitted along with EIA report               |            |  |                  |                                  |
| 21. | Details of Building Configuration:<br><br><Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh><br><br>Previous EC / Existing Building |   |            |  |                  | Reason for Modification / Change |
|     | Proposed Configuration   |   |            |  |                  |                                  |
|     | Building Name  | Configuration   | Height (m) | Building Name  | Configuration    | Height (m) Remark                |
| 22. | As per EC received on 07.09.2012   |   |            | Proposed Expansion   |                  |                                  |
| 23. | Building A (Comm.)   | 2B+G+9  | 35.7       | Building A (Comm.)   | 2B+G+9           | 35.7                             |
| 24. | MLCP Building  | 2B+3 Parking Floors                                   | 14.90      | Building B (Mix Use)   | 2B+G+16          | 56.00                            |
|     |  |   |            |  |                  | Change in design                 |
| 25. | Total number of tenements and Population   |   |            | Existing – Offices – 230 nos. and shops 43 nos., 2 nos. of Restaurant, 1 Gym +Spa and Fitness.<br>Proposed: Studio Apartment - 222 nos., Offices -70 Nos.<br><br>Total Population -8,793 nos.<br>Existing Population – 6,732 nos. Proposed Population-2,061 nos. |                  |                                  |
| 26. | Water Budget   | Dry Season (CMD)                                      |            |  | Wet Season (CMD) |                                  |
|     |  | Fresh water   | 272        | Fresh water  | 272              |                                  |
|     |  | Recycled water - Flushing                             | 191        | Recycled water - Flushing  | 191              |                                  |
|     |  | Recycled water - Gardening                            | 23         | Recycled water - Gardening   | 0                |                                  |
|     |  | Total Water Requirement                               | 486        | Total Water Requirement  | 463              |                                  |
|     |  | Wastewater Generation                                 | 417        | Wastewater Generation  | 417              |                                  |
| 27. | Water  | UGT Fire water tank – 200 m <sup>3</sup> (Each Tower) |            |  |                  |                                  |

|                     |  |   |   |   |                |                |
|---------------------|--|---|---|---|----------------|----------------|
|                     | Storage Capacity for Firefighting / UGT          | OHWT Fire water tank – 20 m3 (Each Tower) |   |   |                |                |
| 28.                 | Source of water                                  | Pune Municipal Corporation                |   |   |                |                |
| 29.                 | Rainwater Harvesting (RWH)                       | Level of the Ground water table:          | Post Monsoon: 5.0 m<br>Pre-Monsoon: 12.0 m  |   |                |                |
|                     |  | Size and no of RWH tank(s) and Quantity:  |   |   |                |                |
|                     |  | Quantity and size of recharge pits:       | Will be submitted in EIA report   |   |                |                |
|                     |  | Details of UGT tanks if any:              | <b>Description</b>  | <b>Tower A</b>                                    | <b>Tower B</b> | <b>Unit</b>    |
|                     |  |   | Fire Water Tank   | 200   | 200            | m <sup>3</sup> |
| Domestic Water Tank | 266  |   | 143   | m <sup>3</sup>                                    |                |                |
| Flushing Tank       | 134  | 58  | m <sup>3</sup>  |   |                |                |
| 30.                 | Sewage and Wastewater                            | Sewage generation in:                     | 417 KLD   |   |                |                |
|                     |  | STP technology:                           | MBBR  |   |                |                |
|                     |  | Capacity of STP (CMD):                    | Existing: 330 KLD<br>Proposed: 150 KLD  |   |                |                |
| 31.                 | Solid Waste Management during Construction Phase | Type                                      | Quantity (kg/d)   | Treatment / disposal                              |                |                |
|                     |  | Dry waste:                                | 24  | Will be handed over to Authorized vendor          |                |                |
|                     |  | Wet waste:                                | 16  | Will be handed over to Authorized vendor          |                |                |
|                     |  | Construction waste:                       | The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling. |   |                |                |
| 32.                 | Solid Waste Management during Operation Phase    | Type                                      | Quantity (kg/d)   | Treatment / disposal                              |                |                |
|                     |  | Dry waste:                                | 1397  | Will be handed over to SWACH                      |                |                |
|                     |  | Wet waste:                                | 1116  | Will be treated in organic Waster Converter (OWC) |                |                |
|                     |  | Hazardous waste:                          | NA  | NA  |                |                |
|                     |  | Biomedical waste                          | NA  | NA  |                |                |
|                     |  | E-Waste                                   | 35  | Will be handed over to SWACH                      |                |                |
| 33.                 | Green Belt Development                           | Total RG area required (m <sup>2</sup> )  | 3,016.62 m <sup>2</sup>   |   |                |                |
|                     |  | Existing trees on plot:                   | 364 Nos.  |   |                |                |
|                     |  | Number of trees to be planted:            | 378 Nos.  |   |                |                |
|                     |  | Number of trees to be cut:                | 62 Nos.   |   |                |                |
|                     |  | Number of trees to be transplanted:       | -   |   |                |                |
| 34.                 | Power requirement:                               | Source of power supply:                   | MSEDCL  |   |                |                |
|                     |  | During Construction Phase (Demand Load):  | 72.8 kW   |   |                |                |
|                     |  | DG for Construction Phase                 | 50 KVA  |   |                |                |
|                     |  | During Operation phase                    | 11,815 kW   |   |                |                |

|     |   |   |   |                            |                              |
|-----|---|---|---|----------------------------|------------------------------|
|     |   | (Connected load):   |   |                            |                              |
|     |   | During Operation phase (Demand load):   | 7,785 kVA   |                            |                              |
|     |   | Transformer:  | Existing: 6 x 630 kVA, 3 x 1250 kVA<br>Proposed: 4 x 630 KVA                      |                            |                              |
|     |   | DG set:   | Existing: 2 x 750 kVA, 7 x 1500 kVA<br>Proposed: 1 x 750 KVA                      |                            |                              |
|     |   | Fuel used:  | HSD   |                            |                              |
| 35. | Details of Energy saving  | Solar Water Heating System+ Solar PV Panel+ LED Light Fittings for PLOT A= 8.25 % |   |                            |                              |
| 36. | Environmental Management plan budget during Construction phase                    | <b>Type</b>   | <b>Details</b>  | <b>Cost (Lakh)</b>         |                              |
|     |   | Air Environment   | Erosion control – dust suppression measures, barricading and topsoil preservation | 41,00,351/-                |                              |
|     |   | Land  | Labor Camp toilets & sanitation   | 9,60,000/-                 |                              |
|     |   | Health and Safety   | Labor Safety Equipment's and training   | 8,00,000/-                 |                              |
|     |   | Health facility   | Disinfection and Health Check-ups   | 96,000/-                   |                              |
|     |   | Environment Management  | Environment management cell   | 1,42,000/-                 |                              |
|     |   | Environment Management  | Environmental Monitoring  | 10,56,000/-                |                              |
| 37. | Environmental Management plan Budget during Operation phase                       | <b>Component</b>  | <b>Details Capital (Rs.)</b>  | <b>O &amp; M (Lakh./Y)</b> |                              |
|     |   | Sewage treatment  | 54,00,000/-   | 12,42,800/-                |                              |
|     |   | RWH   | 8,50,000/-  | 1,30,000/-                 |                              |
|     |   | Solid Waste   | 23,50,000/-   | 6,13,104/-                 |                              |
|     |   | Green belt development  | 8,63,292.5/-  | 69,063.4/-                 |                              |
|     |   | Energy saving   | 44,53,333.88/-  | 2,60,129.19/-              |                              |
|     |   | Environmental Monitoring  | 5,16,000/-  | --                         |                              |
|     |   | Lightening arresstor  | 16,00,000/-   | --                         |                              |
| 38. | Traffic Management  | <b>Type</b>   | <b>Required as per DCR</b>  | <b>Actual Provided</b>     | <b>Area per parking (m2)</b> |
|     |   | 4-Wheeler   | 1472  | 1479                       | 34,984.60                    |
|     |   | Scooters  | 3981  | 3981                       |                              |
|     |   | Cycle   | 889   | 889                        |                              |
| 39. | Details of Court cases/litigations w.r.t the project and project location if any. | No  |   |                            |                              |

3. Proposal is an expansion of existing construction project. PP has received Environmental Clearance vide no. SEAC 2010/CR 546/TC-2 dated 07.09.2012 for Plot area 41,919.00 sq.m and Total Built up area -1,23,096.24 sq.m same was revalidated vide no. SEIAA-2019/CR-179/SEIAA dated 31.03.2020. Proposal has been considered by SEIAA in its 250<sup>th</sup> (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.
2. PP to submit the compensatory plantation plan along with undertaking for the maintenance of the same.
3. As agreed by PP, PP to provide solar panels for existing constriction.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. There are 364 trees existing on-site and PP has proposed to cut 62 trees. PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 84,140.03 m<sup>2</sup>; Non FSI- 1,12,654.9 m<sup>2</sup>, Total BUA- 1,96,794.93 m<sup>2</sup>. (Plan approval No. CC/0247/22, dated 04.05.2022). (FSI restricted as per appraisal and non-FSI as per approval)

**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 Environment (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, SO<sub>2</sub>, NO<sub>x</sub> (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.

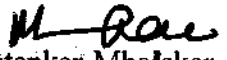
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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, 1<sup>st</sup> 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-Mhalskar  
(Member Secretary, SEIAA)  
11/9/2022

Copy to:

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

**Signature Not Verified**

Digitally signed by Manisha  
Patankar Mhaiska  
Member Secretary

Date: 9/13/2022 9:07:58 PM

**ANNEXURE 3A**  
**CTE COPY**

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000145855/CE/2405000444

Date: 07/05/2024

To,  
M/s. Classic Promoters & Builders Pvt. Ltd,  
S. No. 207/1A, Village Lohgaon and S. No.  
33/2A/1, Village Wadgaon Sheri, Taluka  
Haveli, District Pune



## Sub: Consent to establish for expansion for mixed use construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No. BO/RO/(P&P)/EIC NO.PN-5750-10/E/CC-165 dtd. 09.04.2010
  2. Renewal of Consent to Operate vide No Format1.0/CC/UAN No.0000122187/CR/2401002288 dtd 22.01.2024
  3. Minutes of 28th Consent Committee Meeting of 2023-24 held on 08.02.2024

Your application NO. MPCB-CONSENT-0000145855

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

1. **The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier**
2. **The capital investment of the project is Rs.471.86 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for expansion in construction project named as M/s. Classic Promoters & Builders Pvt. Ltd, S. No. 207/1A, Village Lohgaon and S. No. 33/2A/1, Village Wadgaon Sheri, Taluka Haveli, District Pune on Total Plot Area of 41,919.00 SqMtrs for total construction BUA of 196794.93 SqMtrs as per specific condition of EC granted dated 13.09.2022 including utilities and services**

| Sr.No | Permission Obtained                                   | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1     | COntent to Establish dtd 09.04.2010                   | 41919.00          | 136686.77   |
| 2     | Environmental Clearance dtd 07.09.2012                | 41919.00          | 123096.24   |
| 3     | Consent to Operate dtd 04.09.2015                     | 41919.00          | 123096.24   |
| 4     | Environmental Clearance (Revalidation) dtd 31.03.2020 | 41919.00          | 123096.24   |

|   |  |          |           |
|---|--|----------|-----------|
| 5 | Renewal of Consent to Operate dtd 22.01.2024         | 41919.00 | 123096.24 |
| 6 | Environmental Clearance for expansion dtd 13.09.2022 | 41919.00 | 196794.93 |

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

| Sr No | Description       | Permitted (in CMD) | Standards to        | Disposal   |
|-------|-------------------|--------------------|---------------------|--|
| 1.    | Trade effluent    | Nil                | NA                  | NA   |
| 2.    | Domestic effluent | 272                | 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-750 kVA                | 01              | As per Schedule -II      |
| S-2       | DG Set-1500 kVA               | 01              | As per Schedule -II      |
| S-3       | DG Set-750 kVA                | 01              | As per Schedule -II      |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment   | Disposal                        |
|-------|---------------|----------------|---|---------------------------------|
| 1     | STP Sludge    | 40 Kg/Day      | Dewatering  | As Manure                       |
| 2     | Dry Waste     | 1397 Kg/Day    | Segregation   | To Local Body/Authorized Vendor |
| 3     | Wet Waste     | 1116 Kg/Day    | Organic waste Converter with composting facility / Biogas digester with composting facility | 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 | 150      | Ltr/A | Reprocessing | To Authorized Reprocessor |

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

| Sr No | Type of Waste | Quantity | UoM    | Disposal Path            |
|-------|---------------|----------|--------|--------------------------|
| 1     | E Waste       | 35.00    | Kg/Day | To Authorized Dismantler |

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

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



11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/72187/2021 dtd 13.09.2022 for construction project on total plot area of 41919 SqM and total construction BUA of 196794.93 SqM as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



*Dinazg*

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**Signed by: Dr.Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-05-07 11:46:36 IST

**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date       | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1     | 943720.00   | MPCB-DR-19222      | 30/05/2023 | NEFT             |

**Copy to:**

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

## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **480 CMD for treatment of domestic effluent of 272 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| <b>Sr.No</b> | <b>Parameters</b> | <b>Limiting concentration not to exceed in mg/l, except for pH</b> |
|--------------|-------------------|--|
| 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.**

| <b>Sr. No.</b> | <b>Purpose for water consumed</b>  | <b>Water consumption quantity (CMD)</b> |
|----------------|--|---|
| 1.             | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                                    |
| 2.             | Domestic purpose   | 463.00                                  |
| 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-**

| <b>Stack No.</b> | <b>Source</b>   | <b>APC System provided/proposed</b> | <b>Stack Height(in mtr)</b> | <b>Type of Fuel</b> | <b>Sulphur Content(in %)</b> | <b>Pollutant</b> | <b>Standard</b> |
|------------------|-----------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S-1              | DG Set-750 kVA  | Acoustic Enclosure                  | 5.50                        | HSD 150 Ltr/Hr      | 1                            | SO <sub>2</sub>  | 72 Kg/Day       |
| S-2              | DG Set-1500 kVA | Acoustic Enclosure                  | 30.00                       | HSD 300 Ltr/Hr      | 1                            | SO <sub>2</sub>  | 144 Kg/Day      |
| S-3              | DG Set-750 kVA  | Acoustic Enclosure                  | 5.50                        | HSD 0 Ltr/Hr        | 1                            | SO <sub>2</sub>  | 72 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 <sup>3</sup> |
|-------------------------|---------------|------------------------|

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

### SCHEDULE-III

#### Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG                                      | Compliance Period                 | Validity Date                     |
|---------|----------------------|-------------------|-------------------|--|-----------------------------------|-----------------------------------|
| 1       | C to E(Expansion)    | Rs 10 Lakhs       | 15 Days           | Compliance of Consent conditions and EC conditions | upto Commissioning of the Project | upto Commissioning of the Project |

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

#### BG Forfeiture History

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

#### BG Return details

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



## **SCHEDULE-IV**

### **Conditions during construction phase**

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

### **General Conditions:**

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

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

---

**This certificate is digitally & electronically signed.**

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**ANNEXURE 3B**  
**CTO COPY**

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000122187/CR/2401002288

Date: 22/01/2024

To,  
M/s. Marvel Edge Realtors Pvt. Ltd.  
"Marvel Edge (SBH - Viman Nagar), CTS  
No. 109, S. No. 207/1A Lohgaon, S. No.  
33/2/A/I Wadgaon Sheri, Pune



## Sub: Renewal of Consent to operate for commercial construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No. BO/RO/(P&P)/EIC NO.PN-5750-10/E/CC-165 dtd. 09.04.2010
  2. Consent to Operate granted vide No. Format1.0/BO/ROHQ /CR/PN-24967-14/CC-11712 dtd. 04.09.2015
  3. Minutes of 16th Consent Committee Meeting dtd 14.09.2022

Your application NO. MPCB-CONSENT-0000122187

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 Operate(Part-I) is granted for period upto 31.01.2025**
2. **The capital investment of the project is Rs.275 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for commercial construction project named as M/s. Marvel Edge Realtors Pvt. Ltd. "Marvel Edge (SBH - Viman Nagar), CTS No. 109, S. No. 207/1A Lohgaon, S. No. 33/2/A/I Wadgaon Sheri, Pune on Total Plot Area of 41919.00 SqMtrs for total construction BUA of 1,23,096.24 SqMtrs as per EC granted dated 31.03.2020 including utilities and services**

| Sr.No | Permission Obtained                                   | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1     | COntent to Establish dtd 09.04.2010                   | 41919.00          | 136686.77   |
| 2     | Environmental Clearance dtd 07.09.2012                | 41919.00          | 123096.24   |
| 3     | Consent to Operate dtd 04.09.2015                     | 41919.00          | 123096.24   |
| 4     | Environmental Clearance (Revalidation) dtd 31.03.2020 | 41919.00          | 123096.24   |



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

| Sr No | Description       | Permitted (in CMD) | Standards to        | Disposal   |
|-------|-------------------|--------------------|---------------------|--|
| 1.    | Trade effluent    | Nil                | NA                  | NA   |
| 2.    | Domestic effluent | 323                | 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-1500 kVA               | 01              | As per Schedule -II      |
| S-2       | DG Set-750 kVA                | 01              | As per Schedule -II      |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment                    | Disposal      |
|-------|---------------|----------------|------------------------------|---------------|
| 1     | Dry Waste     | 288 Kg/Day     | Segregation                  | To Local Body |
| 2     | Wet Waste     | 575 Kg/Day     | OWC with Composting facility | As Manure     |
| 3     | STP Sludge    | 48 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 | 100      | Ltr/A | Reprocessing | To Authorized Reprocesser |

8. The 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 authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC 2010/CR-546 ITC-2 dtd. 07.09.2012 for plot area of 41919.00 Sq.Mtrs and total Construction BUA 123096.24 Sq.Mtrs. which was revalidated vide No SEIAA -2019/CR-179 /SEIAA dtd. 31.03.2020.



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Signed by: **Dr.Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-01-22 17:24:02 IST



**Received Consent fee of -**

| <b>Sr.No</b> | <b>Amount(Rs.)</b> | <b>Transaction/DR.No.</b> | <b>Date</b> | <b>Transaction Type</b> |
|--------------|--------------------|---------------------------|-------------|-------------------------|
| 1            | 2750000.00         | MPCB-DR-8345              | 13/10/2021  | RTGS                    |
| 2            | 10178575.00        | MPCB-DR-21288             | 14/09/2023  | RTGS                    |
| 3            | 550000.00          | MPCB-DR-23815             | 12/01/2024  | RTGS                    |

**PP has paid Rs 11,00,000 on 27.05.2022 at RO Pune office vide DR No 5446940. Copy is attached in MPCB Document. PP has paid penal fees of of 10178575.00. From this penal fees of Rs 10171233 is charged for penal fees. Therefore Rs 7342 is balance with the Board and shall be considered during next renewal of consent**

**Copy to:**

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



## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **330 CMD for treatment of domestic effluent of 323 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| <b>Sr.No</b> | <b>Parameters</b> | <b>Limiting concentration not to exceed in mg/l, except for pH</b> |
|--------------|-------------------|--|
| 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.**

| <b>Sr. No.</b> | <b>Purpose for water consumed</b>  | <b>Water consumption quantity (CMD)</b> |
|----------------|--|---|
| 1.             | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                                    |
| 2.             | Domestic purpose   | 418.00                                  |
| 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:**

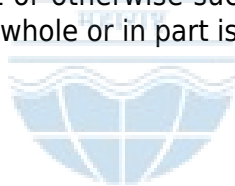
- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

| <b>Stack No.</b> | <b>Source</b>   | <b>APC System provided/proposed</b> | <b>Stack Height(in mtr)</b> | <b>Type of Fuel</b> | <b>Sulphur Content(in %)</b> | <b>Pollutant</b> | <b>Standard</b> |
|------------------|-----------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S-1              | DG Set-1500 kVA | Acoustic Enclosure                  | 30.00                       | HSD 300 Ltr/Hr      | 1                            | SO <sub>2</sub>  | 144 Kg/Day      |
| 1                | DG Set-750 kVA  | Acoustic Enclosure                  | 5.50                        | HSD 150 Ltr/Hr      | 1                            | SO <sub>2</sub>  | 72 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 <sup>3</sup> |
|-------------------------|---------------|------------------------|

- 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       | Renewal of Consent   | Rs 10 Lakhs       | 15 Days           | Compliance of Consent Conditions & Operation and maintenance of Pollution Control Systems | Continious        | 31.05.2025    |

\*\* 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.

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This certificate is digitally & electronically signed.

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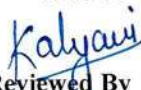
**ANNEXURE 4**  
**MONITORING REPORTS**

## TEST REPORT (Ambient Air)

| Report No.  | NLES/23-24/03/AA/RE/202   | Report Issue Date                | 18/03/2024   |                                 |  |
|---|---|----------------------------------|--|---------------------------------|--|
| Name and Address of Customer  | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I<br>Wadgaon Sheri, Pune. |                                  |  |                                 |  |
| Discipline  | Chemical  | Date & Time of Sampling          | From 11:00 AM of 12/03/2024 to 11:00 AM of 13/03/2024 (24 hrs) |                                 |  |
| Group   | Atmospheric Pollution   | Date of receipt of sample in lab | 13/03/2024   |                                 |  |
| Sub Group   | Ambient Air   | Sampling Procedure               | IS 5182 Part 5   |                                 |  |
| Sampling Location   | Near Material Gate  | Dry bulb temperature             | 35 °C  |                                 |  |
| Wet bulb temperature  | 21 °C   | Relative Humidity                | 24 %   |                                 |  |
| Sampling done by  | Neetal Laboratories and Environmental Services Private Limited  |                                  |  |                                 |  |
| Start Date of Analysis  | 13/03/2024  | End Date of Analysis             | 18/03/2024   |                                 |  |
| <b>Results</b>  |   |                                  |  |                                 |  |
| Sr. No.   | Parameters  | Results                          | Unit(s)  | Specifications (NAAQ Standards) | Methods  |
| 1   | Sulphur Dioxide (SO <sub>2</sub> )  | 12.6                             | µg/m <sup>3</sup>  | ≤ 80                            | IS 5182 (Part 2)   |
| 2   | Oxides of Nitrogen (NO <sub>2</sub> )   | 20.7                             | µg/m <sup>3</sup>  | ≤ 80                            | IS 5182 (Part 6)   |
| 3   | Particulate Matter PM <sub>10</sub>   | 66.9                             | µg/m <sup>3</sup>  | ≤ 100                           | IS 5182 (Part 4), 1999                                   |
| 4   | Particulate Matter PM <sub>2.5</sub>  | 42.3                             | µg/m <sup>3</sup>  | ≤ 60                            | IS 5182 (Part 24), 2019                                  |
| 5   | Ozone (O <sub>3</sub> )   | 11.9                             | µg/m <sup>3</sup>  | ≤ 180                           | Method 411, Air Sampling and Analysis, 3rd Edition, 2020 |
| 6   | Ammonia (NH <sub>3</sub> )  | 6.2                              | µg/m <sup>3</sup>  | ≤ 400                           | Method 401, Air Sampling and Analysis 3rd Edition, 2020  |
| 7   | Lead (Pb)   | BDL                              | µg/m <sup>3</sup>  | ≤ 01                            | Air Sampling and Analysis, 3rd Edition, 2020             |
| 8   | Arsenic (As)  | BDL                              | ng/m <sup>3</sup>  | ≤ 06                            |  |
| 9   | Nickel (Ni)   | BDL                              | ng/m <sup>3</sup>  | ≤ 20                            |  |
| 10  | Carbon Monoxide (CO)  | 0.25                             | mg/m <sup>3</sup>  | ≤ 04                            | GC FID Methanizer Method                                 |
| 11  | Benzo(a)Pyrene (BaP)  | BDL                              | ng/m <sup>3</sup>  | ≤ 1.0                           | IS 5182 Part 12  |
| 12  | Benzene(C <sub>6</sub> H <sub>6</sub> )   | BDL                              | µg/m <sup>3</sup>  | ≤ 05                            | IS 5182 Part 11  |
| <b>Remark-</b> All above results are within National Ambient Air Quality standards. |   |                                  |  |                                 |  |

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Reviewed By  
(Ms. Kalyani Gore)



  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

## TEST REPORT (Ambient Air)

| Report No.  | NLES/23-24/03/AA/RE/203   | Report Issue Date                | 18/03/2024   |                                 |  |
|---|---|----------------------------------|--|---------------------------------|--|
| Name and Address of Customer  | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I<br>Wadgaon Sheri, Pune. |                                  |  |                                 |  |
| Discipline  | Chemical  | Date & Time of Sampling          | From 11:10 AM of 12/03/2024 to 11:10 AM of 13/03/2024 (24 hrs) |                                 |  |
| Group   | Atmospheric Pollution   | Date of receipt of sample in lab | 13/03/2024   |                                 |  |
| Sub Group   | Ambient Air   | Sampling Procedure               | IS 5182 Part 5   |                                 |  |
| Sampling Location   | Near Main Gate  | Dry bulb temperature             | 35 <sup>0</sup> C  |                                 |  |
| Wet bulb temperature  | 21 <sup>0</sup> C   | Relative Humidity                | 26 %   |                                 |  |
| Sampling done by  | Neetal Laboratories and Environmental Services Private Limited  |                                  |  |                                 |  |
| Start Date of Analysis  | 13/03/2024  | End Date of Analysis             | 18/03/2024   |                                 |  |
| <b>Results</b>  |   |                                  |  |                                 |  |
| Sr. No.   | Parameters  | Results                          | Unit(s)  | Specifications (NAAQ Standards) | Methods  |
| 1   | Sulphur Dioxide (SO <sub>2</sub> )  | 16.4                             | µg/m <sup>3</sup>  | ≤ 80                            | IS 5182 (Part 2)   |
| 2   | Oxides of Nitrogen (NO <sub>2</sub> )   | 20.6                             | µg/m <sup>3</sup>  | ≤ 80                            | IS 5182 (Part 6)   |
| 3   | Particulate Matter PM <sub>10</sub>   | 67.8                             | µg/m <sup>3</sup>  | ≤ 100                           | IS 5182 (Part 4), 1999                                   |
| 4   | Particulate Matter PM <sub>2.5</sub>  | 42.5                             | µg/m <sup>3</sup>  | ≤ 60                            | IS 5182 (Part 24), 2019                                  |
| 5   | Ozone (O <sub>3</sub> )   | 10.9                             | µg/m <sup>3</sup>  | ≤ 180                           | Method 411, Air Sampling and Analysis, 3rd Edition, 2020 |
| 6   | Ammonia (NH <sub>3</sub> )  | 4.8                              | µg/m <sup>3</sup>  | ≤ 400                           | Method 401, Air Sampling and Analysis 3rd Edition, 2020  |
| 7   | Lead (Pb)   | BDL                              | µg/m <sup>3</sup>  | ≤ 01                            | Air Sampling and Analysis, 3rd Edition, 2020             |
| 8   | Arsenic (As)  | BDL                              | ng/m <sup>3</sup>  | ≤ 06                            |  |
| 9   | Nickel (Ni)   | BDL                              | ng/m <sup>3</sup>  | ≤ 20                            |  |
| 10  | Carbon Monoxide (CO)  | 0.26                             | mg/m <sup>3</sup>  | ≤ 04                            | GC FID Methanizer Method                                 |
| 11  | Benzo(a)Pyrene (BaP)  | BDL                              | ng/m <sup>3</sup>  | ≤ 1.0                           | IS 5182 Part 12  |
| 12  | Benzene(C <sub>6</sub> H <sub>6</sub> )   | BDL                              | µg/m <sup>3</sup>  | ≤ 05                            | IS 5182 Part 11  |
| <b>Remark-</b> All above results are within National Ambient Air Quality standards. |   |                                  |  |                                 |  |

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*Kalyani*  
Reviewed By  
(Ms. Kalyani Gore)



*Abhishek*  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*



## TEST REPORT (Ambient Air)

|                              |   |                                  |  |
|------------------------------|---|----------------------------------|--|
| Report No.                   | NLES/23-24/03/AA/RE/204   | Report Issue Date                | 18/03/2024   |
| Name and Address of Customer | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I<br>Wadgaon Sheri, Pune. |                                  |  |
| Discipline                   | Chemical  | Date & Time of Sampling          | From 11:20 AM of 12/03/2024 to 11:20 AM of 13/03/2024 (24 hrs) |
| Group                        | Atmospheric Pollution   | Date of receipt of sample in lab | 13/03/2024   |
| Sub Group                    | Ambient Air   | Sampling Procedure               | IS 5182 Part 5   |
| Sampling Location            | Near Utility Area   | Dry bulb temperature             | 36°C   |
| Wet bulb temperature         | 21°C  | Relative Humidity                | 23%  |
| Sampling done by             | Neetal Laboratories and Environmental Services Private Limited  |                                  |  |
| Start Date of Analysis       | 13/03/2024  | End Date of Analysis             | 18/03/2024   |


### Results

| Sr. No. | Parameters                              | Results | Unit(s)           | Specifications (NAAQ Standards) | Methods  |
|---------|---|---------|-------------------|---------------------------------|--|
| 1       | Sulphur Dioxide (SO <sub>2</sub> )      | 12.5    | µg/m <sup>3</sup> | ≤ 80                            | IS 5182 (Part 2)   |
| 2       | Oxides of Nitrogen (NO <sub>2</sub> )   | 18.9    | µg/m <sup>3</sup> | ≤ 80                            | IS 5182 (Part 6)   |
| 3       | Particulate Matter PM <sub>10</sub>     | 67.5    | µg/m <sup>3</sup> | ≤ 100                           | IS 5182 (Part 4), 1999                                   |
| 4       | Particulate Matter PM <sub>2.5</sub>    | 42.4    | µg/m <sup>3</sup> | ≤ 60                            | IS 5182 (Part 24), 2019                                  |
| 5       | Ozone (O <sub>3</sub> )                 | 12.9    | µg/m <sup>3</sup> | ≤ 180                           | Method 411, Air Sampling and Analysis, 3rd Edition, 2020 |
| 6       | Ammonia (NH <sub>3</sub> )              | 5.6     | µg/m <sup>3</sup> | ≤ 400                           | Method 401, Air Sampling and Analysis 3rd Edition, 2020  |
| 7       | Lead (Pb)                               | BDL     | µg/m <sup>3</sup> | ≤ 01                            | Air Sampling and Analysis, 3rd Edition, 2020             |
| 8       | Arsenic (As)                            | BDL     | ng/m <sup>3</sup> | ≤ 06                            |  |
| 9       | Nickel (Ni)                             | BDL     | ng/m <sup>3</sup> | ≤ 20                            |  |
| 10      | Carbon Monoxide (CO)                    | 0.26    | mg/m <sup>3</sup> | ≤ 04                            | GC FID Methanizer Method                                 |
| 11      | Benzo(a)Pyrene (BaP)                    | BDL     | ng/m <sup>3</sup> | ≤ 1.0                           | IS 5182 Part 12  |
| 12      | Benzene(C <sub>6</sub> H <sub>6</sub> ) | BDL     | µg/m <sup>3</sup> | ≤ 05                            | IS 5182 Part 11  |


**Remark-** All above results are within National Ambient Air Quality standards.

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Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

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Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

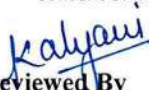
ISO 45001 : 2018

## TEST REPORT


| Report No.   | NLES/23-24/03/NI/RE/205   | Report Issue Date           | 18/03/2024 |                                      |
|--|---|-----------------------------|------------|--------------------------------------|
| Name and Address of Customer   | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A<br>Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                             |            |                                      |
| Discipline   | Chemical  |                             |            |                                      |
| Group  | Atmospheric Pollution   |                             |            |                                      |
| Sub Group  | Ambient Air   |                             |            |                                      |
| Sample Name  | Ambient Noise   |                             |            |                                      |
| Date of Sampling   | 12/03/2024  |                             |            |                                      |
| Method of Sampling   | IS 9989: 1981   |                             |            |                                      |
| Sampling Duration  | 24 hrs  |                             |            |                                      |
| Sampling done by   | Neetal Laboratories and Environmental Services Private Limited  |                             |            |                                      |
| <b>Results</b>   |   |                             |            |                                      |
| Sr. No.  | Location  | A Noise Level Reading dB(A) |            | Limits as per CPCB guidelines        |
|  |   | Day Time                    | Night Time |                                      |
| 1  | Near Material Gate  | 61.4                        | 52.6       | Day Time = 75 dB<br>Night Time =70dB |
| 2  | Near Main Gate  | 62.0                        | 45.3       |                                      |
| 3  | Near Parking Area   | 58.7                        | 50.9       |                                      |
| <b>Remark-</b> Noise level results are within Central Pollution Control Board Standards limit. |   |                             |            |                                      |

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(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*




## TEST REPORT (Stack Emission)


| Report No.   | NLES/23-24/03/ST/RE/206  | Report Issue Date    | 18/03/2024   |                               |                   |
|--|--|----------------------|--|-------------------------------|-------------------|
| Name and Address of Customer   | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                      |  |                               |                   |
| Discipline   | Chemical   | Sample Description   | Stack Material: MS   |                               |                   |
| Group  | Pollution & Environment.   |                      | Stack Height: 30 Mtr   |                               |                   |
| Sub Group  | Stack Emission   |                      | Stack Type: Round  |                               |                   |
| Date of Sampling   | 12/03/2024   | Sampling Location    | DG Set (1500 KVA)  |                               |                   |
| Date of receipt of sample in lab   | 13/03/2024   | Sampling duration    | 30 Min   |                               |                   |
| Sampling done by   | Neetal Laboratories and Environmental Services Private Limited   | Sampling Procedure   | CPCB Guideline on methodologies for source emission monitoring |                               |                   |
| Start Date of Analysis   | 13/03/2024   | End Date of Analysis | 18/03/2024   |                               |                   |
| <b>Results</b>   |  |                      |  |                               |                   |
| Sr. No.  | Parameters   | Results              | Unit(s)  | Specifications (MPCB Consent) | Methods           |
| 1  | Flue Gas Temperature   | 394                  | °K   | --                            | --                |
| 2  | Differential Pressure  | 3.9                  | mm WG  |                               |                   |
| 3  | Velocity   | 7.47                 | M/s  |                               |                   |
| 4  | Dimensions of Stack  | 0.0762               | Mtr.   |                               |                   |
| 5  | Stack Area   | 0.00455              | M <sup>2</sup>   |                               |                   |
| 6  | Gas Volume   | 92.69                | Nm <sup>3</sup> /Hr  |                               |                   |
| 7  | Total Particulate Matter   | 47.3                 | mg/Nm <sup>3</sup>   | ≤ 150                         | IS 11255(Part 1)  |
| 8  | Sulphur Dioxide (SO <sub>2</sub> )   | 12.8                 | mg/Nm <sup>3</sup>   | N.S.                          | IS 11255 (Part 2) |
| 9  | Sulphur Dioxide (SO <sub>2</sub> )   | 0.028                | Kg/day   | N.S.                          | IS 11255(Part 2)  |
| 10   | Oxides of Nitrogen (Nox)   | 13.4                 | mg/Nm <sup>3</sup>   | N.S.                          | IS 11255(Part 7)  |
| ➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified, |  |                      |  |                               |                   |

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Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

## TEST REPORT (Stack Emission)


| Report No.   | NLES/23-24/03/ST/RE/207  | Report Issue Date    | 18/03/2024   |                               |                   |
|--|--|----------------------|--|-------------------------------|-------------------|
| Name and Address of Customer   | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                      |  |                               |                   |
| Discipline   | Chemical   | Sample Description   | Stack Material: MS   |                               |                   |
| Group  | Pollution & Environment.   |                      | Stack Height: 5.5 Mtr  |                               |                   |
| Sub Group  | Stack Emission   |                      | Stack Type: Round  |                               |                   |
| Date of Sampling   | 12/03/2024   | Sampling Location    | DG Set -1 (750 KVA)  |                               |                   |
| Date of receipt of sample in lab   | 13/03/2024   | Sampling duration    | 30 Min   |                               |                   |
| Sampling done by   | Neetal Laboratories and Environmental Services Private Limited   | Sampling Procedure   | CPCB Guideline on methodologies for source emission monitoring |                               |                   |
| Start Date of Analysis   | 13/03/2024   | End Date of Analysis | 18/03/2024   |                               |                   |
| <b>Results</b>   |  |                      |  |                               |                   |
| Sr. No.  | Parameters   | Results              | Unit(s)  | Specifications (MPCB Consent) | Methods           |
| 1  | Flue Gas Temperature   | 375                  | °K   | --                            | --                |
| 2  | Differential Pressure  | 3.5                  | mm WG  |                               |                   |
| 3  | Velocity   | 6.90                 | M/s  |                               |                   |
| 4  | Dimensions of Stack  | 0.0762               | Mtr.   |                               |                   |
| 5  | Stack Area   | 0.00455              | M <sup>2</sup>   |                               |                   |
| 6  | Gas Volume   | 80.21                | Nm <sup>3</sup> /Hr  |                               |                   |
| 7  | Total Particulate Matter   | 45.6                 | mg/Nm <sup>3</sup>   | ≤ 150                         | IS 11255(Part 1)  |
| 8  | Sulphur Dioxide (SO <sub>2</sub> )   | 10.4                 | mg/Nm <sup>3</sup>   | N.S.                          | IS 11255 (Part 2) |
| 9  | Sulphur Dioxide (SO <sub>2</sub> )   | 0.022                | Kg/day   | N.S.                          | IS 11255(Part 2)  |
| 10   | Oxides of Nitrogen (Nox)   | 11.7                 | mg/Nm <sup>3</sup>   | N.S.                          | IS 11255(Part 7)  |
| ➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified, |  |                      |  |                               |                   |

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Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

## TEST REPORT (Stack Emission)

|                                  |  |                      |  |
|----------------------------------|--|----------------------|--|
| Report No.                       | NLES/23-24/03/ST/RE/208  | Report Issue Date    | 18/03/2024   |
| Name and Address of Customer     | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                      |  |
| Discipline                       | Chemical   | Sample Description   | Stack Material: MS   |
| Group                            | Pollution & Environment.   |                      | Stack Height: 5.5 Mtr  |
| Sub Group                        | Stack Emission   |                      | Stack Type: Round  |
| Date of Sampling                 | 12/03/2024   | Sampling Location    | DG Set -2 (750 KVA)  |
| Date of receipt of sample in lab | 13/03/2024   | Sampling duration    | 30 Min   |
| Sampling done by                 | Neetal Laboratories and Environmental Services Private Limited   | Sampling Procedure   | CPCB Guideline on methodologies for source emission monitoring |
| Start Date of Analysis           | 13/03/2024   | End Date of Analysis | 18/03/2024   |


### Results

| Sr. No. | Parameters                         | Results | Unit(s)             | Specifications (MPCB Consent) | Methods           |
|---------|------------------------------------|---------|---------------------|-------------------------------|-------------------|
| 1       | Flue Gas Temperature               | 381     | °K                  | --                            | --                |
| 2       | Differential Pressure              | 3.2     | mm WG               |                               |                   |
| 3       | Velocity                           | 6.65    | M/s                 |                               |                   |
| 4       | Dimensions of Stack                | 0.0762  | Mtr.                |                               |                   |
| 5       | Stack Area                         | 0.00455 | M <sup>2</sup>      |                               |                   |
| 6       | Gas Volume                         | 85.38   | Nm <sup>3</sup> /Hr |                               |                   |
| 7       | Total Particulate Matter           | 46.9    | mg/Nm <sup>3</sup>  | ≤ 150                         | IS 11255(Part 1)  |
| 8       | Sulphur Dioxide (SO <sub>2</sub> ) | 11.5    | mg/Nm <sup>3</sup>  | N.S.                          | IS 11255 (Part 2) |
| 9       | Sulphur Dioxide (SO <sub>2</sub> ) | 0.024   | Kg/day              | N.S.                          | IS 11255(Part 2)  |
| 10      | Oxides of Nitrogen (Nox)           | 12.6    | mg/Nm <sup>3</sup>  | N.S.                          | IS 11255(Part 7)  |


➤ Remark- All above results are well within MPCB Limit. N.S-Not Specified,

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Page 1 of 1



# Neetal Laboratories And Environmental Services Pvt. Ltd.

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Certifications :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018

## TEST REPORT


|                              |  |                                  |            |
|------------------------------|--|----------------------------------|------------|
| Sample ID                    | NLES/23-24/03/SI/RE/209  | Report Issue Date                | 18/03/2024 |
| Name and Address of Customer | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I<br>Wadgaon Sheri, Pune.. |                                  |            |
| Discipline                   | Chemical   | Date of Sampling                 | 12/03/2024 |
| Sub Group                    | Soil   | Date of receipt of sample in lab | 13/03/2024 |
| Sample Description           | Garden Soil  | Sampling Time                    | 4:30 PM    |
| Sample Collected by          | Neetal Laboratories and Environmental Services Private Limited   | Sample Quantity                  | 1 Kgs      |
| Start Date of Analysis       | 13/03/2024   | End Date of Analysis             | 18/03/2024 |

### Results


| Sr. No. | Parameters              | Results | Unit(s) | Methods                      |
|---------|-------------------------|---------|---------|------------------------------|
| 1.      | pH                      | 7.45    | -       | IS 2720 (Part 26), 1987      |
| 2.      | Electrical Conductivity | 516.2   | µS/cm   | IS 14767, 2000               |
| 3.      | Water Content/Moisture  | 1.16    | %       | IS 2720 (Part 2), 1973       |
| 4.      | Soil Texture            |         |         |                              |
|         | a)Sand                  | 21      | %       | Methods Manual, Soil Testing |
|         | b)Slit                  | 24      | %       |                              |
|         | c)Clay                  | 55      | %       |                              |
| 5.      | Available Phosphorous   | 21.3    | kg/hect | Methods Manual, Soil Testing |
| 7.      | Calcium Carbonate       | 17.2    | %       | IS 2720 ( Part 23 ), 1976    |
| 8.      | Organic Carbon          | 0.26    | %       | IS 2720 (Part 22), 1976      |
| 9.      | Organic Matter          | 0.68    | %       | IS 2720 (Part 22):1976       |
| 11.     | Total Kjeldahl Nitrogen | 0.045   | %       | IS 14684,1973                |
| 12.     | Water Holding Capacity  | 52      | %       | Methods Manual, Soil Testing |

### Terms and Conditions

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Reviewed By  
(Ms. Kalyani Gore)



  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

# Neetal Laboratories And Environmental Services Pvt. Ltd.

Address : H.NO. 43, SANTOSH NAGAR, WAKI BK., TAL. KHED, DIST. PUNE - 410 501

Website : www.neetalenvirolab.com, Mob. 8669699854 / 52

Email: sales@neetalenvirolab.com / neetalenviro@gmail.com

Certifications :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018

## TEST REPORT

|                              |  |                                  |  |
|------------------------------|--|----------------------------------|--|
| Report No:                   | NLES/23-24/03/DW/RE/210  | Issue Date                       | 18/03/2024   |
| Name and Address of Customer | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                                  |  |
| Discipline                   | Chemical   | Date of Sample Collection        | 12/03/2024   |
| Group                        | Water  | Date of receipt of sample in lab | 13/03/2024   |
| Sub Group                    | Drinking Water   | Sample Quantity                  | 02 Liter Plastic can + 100 ml Sterile Glass Bottle |
| Sample Description           | Drinking Water   | Sample Status                    | Sealed   |
| Sample collected by          | Neetal Laboratories and Environmental Services Private Limited   |                                  |  |
| Start Date of Analysis       | 13/03/2024   | End Date of Analysis             | 18/03/2024   |

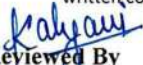
### Results

| Sr. No. | Parameters                               | Results | Unit(s) | Specifications (IS 10500:2012) Max | Methods   |
|---------|--|---------|---------|------------------------------------|---|
| 1       | Colour                                   | 1.0     | Hazen   | 5                                  | IS 3025 (Part-4)  |
| 2       | pH at 25°C                               | 7.05    | -       | 6.5 to 8.5                         | APHA 4500 H+ A, 23 <sup>rd</sup> Ed. 2017               |
| 3       | Turbidity                                | <1.0    | NTU     | 1                                  | IS 3025 (Part 10): 1984                                 |
| 4       | Total Dissolved Solids                   | 38.0    | mg/l    | 500                                | APHA 2540 C, 23 <sup>rd</sup> Ed. 2017                  |
| 5       | Total Alkalinity (as CaCO <sub>3</sub> ) | 15.19   | mg/l    | 200                                | APHA 2320 B, 23 <sup>rd</sup> Ed. 2017                  |
| 6       | Total Hardness (as CaCO <sub>3</sub> )   | 17.65   | mg/l    | 200                                | APHA 2340 B, 23 <sup>rd</sup> Ed. 2017                  |
| 7       | Chloride (as Cl)                         | 7.34    | mg/l    | 250                                | APHA 4500 Cl-, B 23 <sup>rd</sup> Ed. 2017              |
| 8       | Sulphate (SO <sub>4</sub> )              | <5.0    | mg/l    | 200                                | IS 3025(Part 24: Sec 1), Method (b), 2022               |
| 9       | Nitrate (as NO <sub>3</sub> )            | 0.10    | mg/l    | 45                                 | APHA 4500 NO <sub>3</sub> - B 23 <sup>rd</sup> Ed. 2017 |
| 10      | Fluoride (as F)                          | <0.10   | mg/l    | 1.0                                | APHA 4500 F- D 23 <sup>rd</sup> Ed. 2017                |
| 11      | Calcium (as Ca)                          | 5.49    | mg/l    | 75                                 | IS 3025 (Part 40), Method (a): 1991                     |
| 12      | Magnesium (as Mg)                        | <5.0    | mg/l    | 30                                 | APHA 3500 Mg B 23 <sup>rd</sup> Ed.2017                 |
| 13      | Residual Chlorine as Cl                  | <0.10   | mg/l    | Min 0.2                            | IS 3025 Part 26 (Rev.1, RA 2014)                        |
| 14      | Iron                                     | <0.10   | mg/l    | 1                                  | APHA 3111B, 23 <sup>rd</sup> Ed. 2017                   |
| 15      | Total Coliform                           | Absent  | /100ml  | Absent                             | IS 1622(R.A.1996)                                       |
| 16      | E.Coli                                   | Absent  | /100ml  | Absent                             | IS 1622(R.A.1996)                                       |


**Remark:** The above water sample is Comply with required limit as per 10500:2012 & based on the above test parameters, it is suitable for drinking purpose.

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Reviewed By  
(Ms. Kalyani Gore)



  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*



# Neetal Laboratories And Environmental Services Pvt. Ltd.

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Email: sales@neetalenvirolab.com / neetalenviro@gmail.com

Certifications :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018

## TEST REPORT

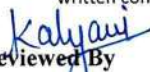
|                              |  |                                  |   |
|------------------------------|--|----------------------------------|---|
| Report No                    | NLES/23-24/03/WW/RE/211  | Issue Date                       | 18/03/2024                                |
| Name and Address of Customer | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                                  |   |
| Discipline                   | Chemical   | Date of Sample Collection        | 12/03/2024                                |
| Group                        | Pollution & Environment  | Date of receipt of sample in lab | 13/03/2024                                |
| Sub Group                    | Waste Water  | Sample Quantity                  | 01 Liter Plastic Can + 1 Lit Glass Bottle |
| Sample Description           | STP-Inlet  | Sample Status                    | Sealed                                    |
| Sample collected by          | Neetal Laboratories and Environmental Services Private Limited   |                                  |   |
| Start Date of Analysis       | 13/03/2024   | End Date of Analysis             | 18/03/2024                                |

### Results


| Sr. No. | Parameters                                     | Results | Unit | Methods  |
|---------|--|---------|------|--|
| 1       | pH at 25°C                                     | 6.92    | -    | APHA 4500, H <sup>+</sup> , B: 23 <sup>rd</sup> Ed. 2017 |
| 2       | Total Suspended Solids (TSS)                   | 32.0    | mg/l | APHA 2540 D, 23 <sup>rd</sup> Ed. 2017                   |
| 3       | Total Dissolved Solids (TDS)                   | 546.0   | mg/l | APHA 2540 C, 23 <sup>rd</sup> Ed.2017                    |
| 4       | Chemical Oxygen Demand                         | 215.6   | mg/l | IS 3025 (Part 58), 2006                                  |
| 5       | Biochemical Oxygen Demand (BOD) 3 days at 27°C | 50.0    | mg/l | IS 3025 (Part 44), 2019                                  |
| 6       | Chloride (as Cl)                               | 200.58  | mg/l | APHA 4500 Cl <sup>-</sup> B,23 <sup>rd</sup> Ed.2017     |
| 7       | Sulphate (as SO <sub>4</sub> )                 | 73.73   | mg/l | APHA 4500 SO <sub>4</sub> , E, 23 <sup>rd</sup> Ed. 2017 |
| 8       | Oil & Grease (O &G)                            | <5.0    | mg/l | IS 3025 (Part 39), Method (a), 2021                      |

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Reviewed By  
(Ms. Kalyani Gore)



  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

Page 1 of 1

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Email: sales@neetalenvirolab.com / neetalenviro@gmail.com

Certifications :

ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018

## TEST REPORT

|                              |  |                                  |   |
|------------------------------|--|----------------------------------|---|
| Report No                    | NLES/23-24/03/WW/RE/212  | Issue Date                       | 18/03/2024                                |
| Name and Address of Customer | <b>SBH-Viman Nagar</b><br>M/s.Marvel Edge Realtors Pvt. Ltd.<br>Marvel Edge (SBH-Vimannagar), CTS No.109,S.No.207/1A Lohagaon,S.No.33/2/A/I Wadgaon Sheri, Pune. |                                  |   |
| Discipline                   | Chemical   | Date of Sample Collection        | 12/03/2024                                |
| Group                        | Pollution & Environment  | Date of receipt of sample in lab | 13/03/2024                                |
| Sub Group                    | Waste Water  | Sample Quantity                  | 01 Liter Plastic Can + 1 Lit Glass Bottle |
| Sample Description           | STP-Outlet   | Sample Status                    | Sealed                                    |
| Sample collected by          | Neetal Laboratories and Environmental Services Private Limited   |                                  |   |
| Start Date of Analysis       | 13/03/2024   | End Date of Analysis             | 18/03/2024                                |

### Results

| Sr. No. | Parameters                                     | Results | Unit | MPCB Limits | Methods  |
|---------|--|---------|------|-------------|--|
| 1       | pH at 25°C                                     | 6.51    | -    | 5.5-9.0     | APHA 4500, H <sup>+</sup> , B: 23 <sup>rd</sup> Ed. 2017 |
| 2       | Total Suspended Solids (TSS)                   | 8.0     | mg/l | <50         | APHA 2540 D, 23 <sup>rd</sup> Ed. 2017                   |
| 3       | Total Dissolved Solids (TDS)                   | 470.0   | mg/l | <2100       | APHA 2540 C, 23 <sup>rd</sup> Ed.2017                    |
| 4       | Chemical Oxygen Demand                         | 58.8    | mg/l | <100        | IS 3025 (Part 58), 2006                                  |
| 5       | Biochemical Oxygen Demand (BOD) 3 days at 27°C | 15.0    | mg/l | <30         | IS 3025 (Part 44), 2019                                  |
| 6       | Chloride (as Cl)                               | 195.68  | mg/l | <600        | APHA 4500 Cl <sup>-</sup> B,23 <sup>rd</sup> Ed.2017     |
| 7       | Sulphate (as SO <sub>4</sub> )                 | 26.72   | mg/l | <1000       | APHA 4500 SO <sub>4</sub> , E, 23 <sup>rd</sup> Ed. 2017 |
| 8       | Oil & Grease (O &G)                            | <5.0    | mg/l | <10         | IS 3025 (Part 39), Method (a), 2021                      |

Remark - All above parameters are within MPCB limits.

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*Kalyani*  
Reviewed By  
(Ms. Kalyani Gore)



*Abhishek*  
Authorized Signatory  
(Mr. Abhishek Tope)

\*\*\*\*\*End of Report\*\*\*\*\*

Page 1 of 1

**ANNEXURE 5**  
**PAPER NOTICE**



## जाहीर नोटिस

सादर सुचित करण्यात येते की मे. क्लासिक प्रमोटर्स अॅन्ड बिल्डर्स प्रा. लि. यांस प्रस्तावित निवासी आणि व्यापारी "SBH विमाननगर" स. नं. २०७/१ अ, लोहगांव व स. नं. ३३/२अ/१, वडगांवशेरी, ता. हवेली, जि. पुणे. मध्ये विस्तार करत असून यांस पर्यावरण मंजूरी ओळख क्र. EC22B039MH134004 दिनांक १३ सप्टेंबर २०२२ द्वारे देण्यात आली आहे. प्रस्तुत मंजूरीची प्रत ही महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांचे कडे तसेच <http://parivesh.nic.in> या संकेत स्थळावर उपलब्ध आहे.

मे. क्लासिक प्रमोटर्स अॅन्ड बिल्डर्स प्रा. लि.

स. नं. २०७/१ अ, लोहगांव व स. नं. ३३/२अ/१, दि. 28.9.2022  
वडगांवशेरी, ता. हवेली, जि. पुणे. ठिकाण : पुणे

## PUBLIC NOTICE

This is to inform that, **M/s. Classic Promoters and Builders Pvt. Ltd.** has been granted Expansion in Environment Clearance for proposed "**SBH VIMANNAGAR**" project located at S. No. 207/1 A, Village - Lohegaon and S. No. 33/2A/1, Village - Vadgaon Sheri, Taluka - Haveli, District Pune, Vide EC Identification No. **EC22B039MH134004** dated September 13, 2022. Copies of the Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at the website at <http://parivesh.nic.in>

**M/s. Classic Promoters and Builders Pvt. Ltd.**

S. No. 207/1A, Lohegaon &

Date: 28.9.2022

S. No. 33/2A/1, Vadgaon Sheri, Dist. Pune.

Place: Pune