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## Six Monthly Compliance Report for period April 2024 to September 2024 for Project "Sukhwani Woods" by Mr. Gurmukh J. Sukhwani

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**From** Ace Enviroment <info@aceenvironment.in>

**Date** Sun 01/12/2024 11:00

**To** EC Compliance Maharashtra <ecompliance-mh@gov.in>; cc-cacdesk@mpcb.gov.in <cc-cacdesk@mpcb.gov.in>

**Cc** sropune1@mpcb.gov.in <sropune1@mpcb.gov.in>

**Bcc** technical@sukhwani.in <technical@sukhwani.in>

 1 attachment (4 MB)

Six Monthly Compliance report -Sukhwani Woods Undri\_April 2024 to Sept 2024.pdf;

Dear Sir/Madam,

Please find the Post EC Compliance Report attached herewith for Period of April 2024 to September 2024 of our Residential construction project "Sukhwani Woods" at S. No. 25/1 and S. No. 25/4A/4, Undri, Taluka Haveli, Pune by Mr. Gurmukh J. Sukhwani with reference to Environmental Clearance Letter No. EC23B038MH115286 letter dated 9th January 2023.

Hope this is in line with your requirement.

Thanking you,

Yours Sincere  
Mr. Gurmukh J. Sukhwani



SUKHWANI  
BUILDTech

Build Trust

Date: 23/11/2024

To,  
Chief Conservator of Forest,  
Ministry of Environment, Forest and Climate Change,  
Regional Office (WCZ), Ground Floor,  
East Wing, New Secretariat Building,  
Civil Line, Nagpur-440001.

Sub: Post EC Compliance Report for Period of April 2024 to September 2024 of Residential and commercial project "Sukhwani Woods" at S. No. 25/1 and S. No. 25/4A/4, Undri, Taluka Haveli, Pune by Mr. Gurmukh J. Sukhwani

Ref.: Environmental Clearance Letter No. EC23B038MH115286 letter dated 9<sup>th</sup> January 2023

Dear Sir/Madam,

As per the condition laid down in the Environmental Clearance Letter, we are submitting herewith post EC compliance report of proposed Project for period of April 2024 to September 2024.

Hope this is in line with your requirement.

Thanking you

Yours Sincere

  
Mr. Gurmukh J. Sukhwani



**CC: 1. SEIAA- Chairman, Environment Department, 15<sup>th</sup> Floor, New Administrative Building, Mantralaya, Mumbai-400032**

**2. MPCB -Member Secretary, Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor, Opp. Cine Planet, Sion Circle, Sion, Mumbai, Maharashtra 400022.**

**SIX MONTHLY COMPLIANCE REPORT**  
**OF**  
**RESIDENTIAL CONSTRUCTION PROJECT**  
**“SUKKHWANI WOODS”**

**AT**

**S. No. 25/1 and S.No. 25/4A/4, Undri, Taluka Haveli,  
Pune**

**BEING DEVELOPED BY**

**M/S. Gurmukh J. Sukhwani**

**FOR**

**APRIL 2024 TO SEPTEMBER 2024**

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## Six Monthly Compliance Report of Sukhwani Woods project

### Section1: Purpose of the Report

As per the ‘Sub Para (i)’ of ‘Para 10’ of EIA Notification 2006 and Sr. No. IV under General EC Condition mentioned on page no.11 in Environmental Clearance (EC) letter dated 09<sup>th</sup> January, 2023 (**Annexure 1**), it is mandatory to submit six monthly compliance report to show the status & compliance of all the conditions mentioned in EC letter, along with monitoring of various environmental parameters. Therefore, based on the general conditions mentioned in EC letter detail compliance report is prepared.

### Section 2: Project Details

M/s. Gurmukh J. Sukhwani is constructing Residential Construction Project “Sukhwani Woods” at S. No. 25/1 and S.No. 25/4A/4, Undri, Taluka Haveli, Pune. We would like to inform that the company name has changed from Mr. Gurmukh J. Sukhwani to Sukhwani Buildtech, the EC transfer application for the same has been submitted on PARIVESH portal having proposal no. SIA/MH/MIS/304391/2023. Project is designed as self-sufficient establishment wherein infrastructure facilities such as water supply, power supply and communication facilities are proposed. Further the project proponent has made provision for waste collection and disposal, rain water harvesting and sewage treatment to ensure that project is environment friendly. The project proponent also proposes arrangement for safety, maintenance and security of residents. The main features of the project are as follows:

Sr. No.	Particulars	Details
1	Total Plot Area (As per EC)	8750.33 sq. m.
2	Construction BUA (FSI + Non FSI)	47,100 sq.m
3	No. of Tenements& Shops	330 tenements and recreational area in building C
4	Total Water Requirement	242 m <sup>3</sup> /day
5	Recycled Water Requirement (For Flushing & Landscaping)	Flushing: 75 m <sup>3</sup> /day Landscaping: 12 m <sup>3</sup> /day
6	Sewage Generation	208 m <sup>3</sup> /day
7	No. & Capacity of STP	220 KLD
8	Solid Waste Generation	Non Bio-degradable Waste: 335 kg/day Bio-degradable Waste: 500 kg/day STP Sludge:3 kg/day E- waste- 860 kg/annum.
9	Energy Demand	<b>During Construction phase:</b> Demand load: 75 KW <b>During Operation phase:</b> Connected Load:1665 kW Demand Load: 1480 KW DG sets: 1 X 200 KVA Transformer: 22KV/630 KVA -1, 22KV/315 KVA -1

## Six Monthly Compliance Report of Sukhwani Woods project

### Section 3: Present Site Conditions

Sr. No.	Name of Buildings	Current Status
1.	A	Under construction
2.	B	Under construction
3.	C	Under construction
2.	D	Under construction
4.	Club House	Proposed

### Section 4: Post Environment Clearance Compliance Report

Proposal is a new construction project. The proposal has been considered by SEIAA in its 253rd (Day-4) meeting held on 21<sup>st</sup> November, 2022 and decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subjected to implementation of the following terms and conditions-

Sr. No.	EC Conditions	Compliance Status
<b>Specific Conditions</b>		
<b>SEAC Conditions</b>		
I.	PP to submit sewer NoC, Water NoC, Fire NoC	We have submitted the said NOC in 253 <sup>rd</sup> SEIAA meeting. NOCs Attached as <b>Annexure 2</b> .
II.	PP to ensure that charging points proposes to provide for electronic vehicles should be in consultation with fire officer.	Noted and shall be complied
VI.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	We will be providing 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
<b>SEIAA Conditions</b>		
I.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted and shall be complied with.
II.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We will comply the same.
III.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	We will 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.
IV.	SEIAA after deliberation decided to grant EC for — FSI =32,031.00 m2, Non FSI- 14859.90 m2, Total BUA-46,890.9 m2 (Plan approval No. ( CC-0875/22,	Condition is noted & agreed.

Six Monthly Compliance Report of Sukhwani Woods project

	dated- 01.07.2022) (FSI restricted as per appraisal and non FSI as per approval)	
<b>General Conditions</b>		
<b>a) Construction Phase :-</b>		
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.	The solid waste is segregated and recyclable material is sold to recyclers and inert material will be used for site leveling.
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	All construction waste is collected and segregated properly at site and most of it will be reused for construction activity.
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.	Paint & used oil would be generated at site which will be disposed through MPCB authorized vendors.
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.	Drinking water is provided for laborers on site, Waste water generated is disposed of through urinals connected with septic tank
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drainage and storm water system / network will be provided to ensure wastewater 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	We are using tanker water for construction. Still, we will reduce the water demand during construction by adopting suggested measures.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Condition is noted.
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.	We are not using ground water. In case of requirement, we will obtain permission to withdraw ground water from competent authority.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	We are using low flow fixtures in toilets to minimize wastage of water.

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X.	The Energy Conservation Building code shall be strictly adhered to.	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.	Yes, we are storing excavated topsoil, same shall be used for 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.	Construction debris will be used for base preparation of the road and for site leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done, according to reports all the parameters are within limit and Monitoring reports are attached as <b>Annexure 3</b> . The practice shall be continued throughout the construction phase to ensure that there is no threat to ground water.
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.	Condition is noted & agreed.
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.	We are using low sulphur diesel type DG during construction phase and it confirms to Environment (Protection) rules prescribed for Air and Noise emission standards.
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Construction vehicles are been checked for PUC certificate before entry.
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Care has been taken to maintain the noise level within limits at site. Construction activities are limited to daytime only. Noise shields are provided for heavy construction equipment's. PPE is provided to labours.
XVIII.	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	DG set is provided for power back up during Construction phase. DG set is provided with silencer and acoustic enclosures. Stack is provided as per MPCB norms.



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	the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Dedicated site engineer and supervisory staff is appointed to take care of the monitoring and overall implementation.
<b>B) Operation phase:-</b>		
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.	We are ready to follow the following practices on site. a) The solid waste generated shall be properly collected and segregated. b) Wet waste will be treated by organic waste converter and compost will be utilized in the existing premises for gardening. c) Dry/inert waste shall 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.	An agreement with SWACH is made for disposal of E- waste.
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.	The treated sewage will be used for flushing & gardening purpose. Discharge of unused treated affluent shall conform to the norms of MPCB.
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.	Yes we will ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings

Six Monthly Compliance Report of Sukhwani Woods project

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.	Condition is noted and we will comply the same.
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.	Condition is noted, all parking will be internalized and no public space shall be utilized.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Condition is noted.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agricultural Dept.	We will develop Green belt as per Local planning authority as they have set up a garden department to ensure compliance guidelines.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment Management cell is prepared for implementation of the 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.	Separate funds have been allocated for implementation of environmental protection measures/EMP, copy of same is attached as <b>Annexure 4</b> .
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://parivesh.nic.in">http:// parivesh.nic.in</a>	Advertisement was published in Marathi and English Newspaper. The copy of same is attached as <b>Annexure 5</b> .
XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1 <sup>st</sup> June and 1 <sup>st</sup> December of each calendar year.	Condition is noted and is complied.

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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.	Condition noted.
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.	Condition is noted.
<b>C) General EC Conditions:-</b>		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We will 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.	Consent for Establishment' from Maharashtra Pollution Control Board is obtained on 10/11/2023, a copy of the same is attached as an <b>Annexure 6.</b>
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.	Condition is noted and agreed. We have obtained Environmental Clearance before starting construction for our Project, copy of EC attached as <b>Annexure 1.</b>
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.	Yes, we are complying the same.
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	We will submit Form – V for every financial year.

Six Monthly Compliance Report of Sukhwani Woods project

	be put on the website of the company along with the status of compliance of EC conditions and 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.	Condition is noted & agreed.
VII.	This environmental clearance is issued subject to obtaining NOC from forestry & wild life angle including clearance does not necessarily implies that forestry & wild life as if applicable & wild life clearance granted to the project which will be considered separately on merit.	No NOC is required from the Forestry & Wildlife board as there is no forest land in the vicinity.
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.	Condition is noted.
5	The Environmental 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.	Condition is noted.
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Condition is noted & agreed
7	<b>Validity of Environment Clearance:</b> The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from	Condition is noted & agreed.

## Six Monthly Compliance Report of Sukhwani Woods project

	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.	Condition is noted & agreed.
9	Any appeal against this environmental 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, within 30 days as prescribed under section 16 of the National Green Tribunal, Act, 2010.	Condition is noted & agreed

### Section 5: Monitoring and Analysis

Monitoring of Air quality, Water quality, Soil quality, Noise level at construction site.

Monitoring was done and samples were collected as per standard norms. All samples were analyzed in NABL accredited laboratory. The details of sampling parameters were given in following table.

Sr. No.	Environmental Components	Monitoring Parameters
1	Air	PM <sub>10</sub> , PM <sub>2.5</sub> , SO <sub>2</sub> , NO <sub>2</sub> , O <sub>3</sub> , Pb, CO, NH <sub>3</sub> , C <sub>6</sub> H <sub>6</sub> , Benzo (a) Pyrene – Particulate Phase only, As, Ni
2	Water	Colour, Odour, Turbidity, pH, TDS, Total Alkalinity, Total Hardness, Ca, Mg, Cl <sup>-</sup> , SO <sub>4</sub> , NO <sub>3</sub> , Fe, Mn, F, Pb, Cu, Zn, Cr <sup>6+</sup> , As, B, Residual Chlorine, Al, Cd, Se, Hg, Pesticides, Mineral Oil
3	Noise	Leq
4	Soil	pH, Electrical Conductivity, Total Nitrogen as N, Phosphate as P, Potasium as K, Exchangeable Calcium as Ca, Exchangeable Magnesium as Mg, Exchangeable Sodium as Na, Organic Matter, Texture

Monitoring results are attached as **Annexure 3** which indicates that parameters of all environmental components are within standard limit and there is no pollution at site.



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

To,

The Owner  
MR. GURMUKH J. SUKHWANI  
S. No.208/2a, Sukhwani House, Station road, Pimpri Pune -411018

**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/214728/2021 dated 10 Jun 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH115286
2. File No.	SIA/MH/MIS/214728/2021
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential construction project "Sukhwani Woods"
7. Name of Company/Organization	MR. GURMUKH J. SUKHWANI
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 09/01/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (Maharashtra)

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

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/214728/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
Mr. Gurmukh J. Sukhwani,  
S. No. 25/1 and S. No. 25/4A/4,  
Undri, Taluka Haveli, Pune.

Subject : Environmental Clearance for Residential construction project  
"Sukhwani Woods" at S. No. 25/1 and S. No. 25/4A/4, Undri, Taluka  
Haveli, Pune by Mr. Gurmukh J. Sukhwani

Reference : Application no. SIA/MH/MIS/214728/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 125<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253<sup>rd</sup> (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21<sup>st</sup> November, 2022.

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

1.	Proposal Number	SIA/MH/MIS/214728/2021	
2.	Name of Project	<b>"Sukhwani Woods"</b> Residential construction project	
3.	Project category	8a (B2)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Gurmukh Sukhwani
		Registered office address	Sukhwani House, 208/2a, opp.Swaminathan Clinic, Station Road, Pimpri, Pune – 411018
		Contact Number	9923053399
		e-mail	director@sukhwani.in
6.	Consultant	Oasis Environmental Foundation	
		Accredited vide certificate no. NABET/EIA/1922/RA 0199 valid till 24 <sup>th</sup> September 2022 (The scope of consultancy is limited only to preparation of Environmental Management Plan in accordance with EIA amendment notification dated 3 <sup>rd</sup> March 2016)	
7.	Applied for	New	
8.	Details of previous EC	NA	
9.	Location of the project	S. No.25/1 and S. No. 25/4A/4, Near Oswal Granites,	

		Katraj Fursungi Road, Undri, Pune – 411013			
10.	Latitude and Longitude	Latitude 18°27,,8.26“ N Longitude 73°55,,11.17“ E			
11.	Total Plot Area (m2)	8750.33			
12.	Deductions (m2)	221.33			
13.	Net Plot area (m2)	8,528.80			
14.	Proposed FSI area (m <sup>2</sup> )	32,031			
15.	Proposed Non FSI area (m <sup>2</sup> )	15,069			
16.	Total BUA (m <sup>2</sup> )	47,100			
17.	TBUA (m2) approved by Planning Authority till Date	In process			
18.	Ground coverage (m2) & %	3,383.88 sqm and 39.67 %			
19.	Total Project Cost (Rs.)	93 Cr			
20.	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Durati on
		D G Sets to Hospitals / Schools	As defined By Authority	27.90 Lakh	Yr 2022 - 14 Lakh Yr 2023 - 13.90 Lakh
		Development of Sewage line in the areas defined bylocal authorities.	As defined By Authority	65.10 Lakh	Yr 2022 - 25 Lakh
					Yr 2023 - 25 Lakh Yr 2024 - 15.10 Lakh
		Electrification and Solar Work for Municipal School/ Hospital/ Garden etc.	As defined By Authority	27.90 Lakh	Yr 2025 - 15 Lakh Yr 2026 - 12.90 Lakh



		Development of Institutional Building / R & D Lab for school run by Public Trust.	As defined By Authority	65.10 Lakh	Yr 2025 - 30 Lakh Yr 2026 - 35.10 Lakh		
21	<p>Details of Building Configuration :          &lt;Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh&gt;</p>						
	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Bldg. Name	Configuration	Ht.(m)	Bldg. Name	Configuration	Ht. (m)	
	--	--	--	A	B +G+ 18	58.50	NA
				B	B +G+ 18	58.50	NA
				C	B +G+ 18	58.50	NA
				D	B +G+ 07	25.50	NA
				Club House	G +1	8.75	NA
22	Total No. of Tenements		330 tenements and recreational area in building C				
23	Water Budget		Dry Season (CMD)			Wet Season (CMD)	
			Fresh Water	155	Fresh Water	155	
			Recycled	87	Recycled	75	
			HVAC	0	HVAC	0	
			Swimming pool	0	Swimming Pool	0	
			Flushing	75	Flushing	75	
			Total	242	Total	230	
			Waste water generation	208	Waste water generation	208	
24	Water Storage Capacity for Firefighting / UGT		Raw water : 25.00 KLD Fire Water : 250 KLD Utility water: 235 KLD Drinking water : 25 KLD Recycled water: 85 KLD, Total UGT capacity: 620 KLD				
25	Source of water		PMC				
26	Rainwater Harvesting (RWH)		Level of the Ground Water	Summer Season – 14.50 m. to 21.50 m.BGL. (i.e. Around 18.00 m. BGL) Rainy Season – 6.00 m. to 7.50 m. BGL.(i.e. Around 6.75 m. BGL) Winter Season – 10.25 m. to 14.50 m. BGL. (i.e. Around 12.38 m. BGL)			

		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge	5 Nos. { a) 4 for Roof Top & b) 1 for Surface Run Off } • Size: a) 1.00 M. X 2.25 M. X 1.50 M. Depth with 60 m. Deep 6" Dia.	
		pits:	Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & b) 1.00 M. X 2.25 M. X 1.25 M. Depth with 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 2.0 m. Deep.	
		Details of UGT tanks if any:	---	
27	Sewage and Waste water	Sewage Generation (CMD)	208	
		STP technology	MBBR	
		Capacity of STP (CMD)	220 KLD	
28	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal
		Dry Waste	30	Through authorized Vendor
		Wet waste	20	Organic waste composter
		Construction waste	1% of material	For filling on same Site
29	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal
		Dry Waste Kg/day	335	Through authorized vendor
		Wet waste Kg/day	500	Organic Waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA

		E- waste Kg/day	860	Through authorized Vendor
		STP sludge Kg/day	3	Organic waste Composter
30	Green Belt Developme nt	Total RG area (m2)		921.34
		Existing trees on plot		0
		Number of trees to be planted		103
		Number of trees to be cut		0
		Number of trees to be transplanted		0
31	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		1665 KW
		During Operation phase (Demand load)		1480 KW
		Transformer		22KV/630 KVA -1, 22 KV/315 KVA -1
		DG set		200 KVA X 1
		Fuel Used		Diesel
32	Details of Energy Savings	Energy efficient lifts		
		Energy efficient load sharing DG set		
		Energy efficient transformer		
		Provide EFF1 motor		
		Energy efficient chiller		
		LED lamp instead o fluorescent/CFL lamps f common area fo r		
		Providing LED lamp insteadof HPSV /Metal halide lamps for street lighting.		
33	Environmental Management plan budgetduring construction phase	Type	Details	Cost
		Capital	Erosion control	2.5
			Site Safety	2.00
			Site Sanitation	3.00

			Disinfection & Health check up	7.5	
			Environmental Monitoring	9.00	
	O & M cost		Erosion control	1.00	
			Site Safety	0.50	
			Site Sanitation	1.00	
			Disinfection & Health check up	2.00	
			Environmental Monitoring	2.00	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network up to the final disposal point	15.00	1.50
		Sewage Treatment	Construction of platform and installation of STP	60.00	12.50
		Water treatment	--	--	--
		RWH	Construction of pits and bore	6.00	1.00
		Swimming pool	--	--	--
		Solid waste	Installation and machine cost	14.50	3.00
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and green area development	16.00	3.00
		Energy Saving	Energy saving measures	50.00	1.00
		Environmental Monitoring	Monitoring and analysis of air, water, soil and noise	1.50	2.00
		Disaster	--	254.00	14.00

		Management plan			
35	Traffic Management	Type	Required as per DCR	Actual Provide	Area per Parking (m2)
		4 Wheeler	175	175	2187.50
		2 Wheeler	870	870	1740
		Bicycles	--	--	--
36	Details of Court cases/litigations w.r.t. the project and project location if any	<b>Sr. No. Suit Property</b>	<b>Court type</b>	<b>Court name</b>	<b>Case number</b>
		1. S. No. 25/4A/4 only	Court of Hon'able Civil Judge Senior Division Pune	District court	Sp.C.S. No. 1410/2016

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 253rd (Day-4) meeting held on 21<sup>st</sup> November, 2022 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit sewer NoC, Water NoC, Fire NoC
2. PP to ensure that charging points proposes to provide for electronic vehicles should be in consultation with fire officer.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –32,031.00 m2, Non FSI-14859.90 m2, Total BUA-46,890.9 m2 (Plan approval No. ( CC-0875/22, dated-01.07.2022) (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 Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. 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.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**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.

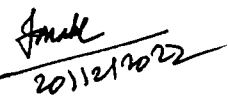
**C) General EC Conditions:-**

- 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.

  
20/12/2022

Pravin Darade  
(Member Secretary, SEIAA)

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.





स्वारगेट पाणी पुरवठा विभाग  
पुणे महानगरपालिका, पुणे  
जावक क्र. ४३३६  
दिनांक :- २६/११/२०२१

प्रती,

मे. मे. गुरुमुख सुखवानी व इतर  
यांच्या तर्फे आर्किटेक मनोज तातुसकर  
१२२१, बी/१ परंजपे रोड, मागे भावे एक्स रे क्लिनिक,  
एफ.सी. रोड पुणे ४११००४.

विषय - स.नं. २५/१(पी), २५/४अ/४ उंड्री येथील प्रकल्पासाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्राय बाबत.

संदर्भ :- १) मे. गुरुमुख सुखवानी व इतर यांच्या तर्फे आर्किटेक मनोज तातुसकर यांनी दाखल केलला प्रस्ताव आ. क्र. २७२५ दि. २२/११/२०२१.

संदर्भांकित प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळणेसाठी पाणीपुरवठा विभागाचे ना हरकत दाखल्याची मागणी आपण केली आहे. विषयांकित मिळकतीची जागा व प्रस्तावाची स्क्रुटीनी केली असता एकुण प्लॉट चे क्षेत्र ८७५०.३३ स्के.मी. आहे. व प्रतिदिन अंदाजे १५५ के.एल.डी. लिटर प्रतिदिन पाण्याची मागणी आहे. त्या अनुषंगाने खालील १ ते १५ अटींचे अधीन राहुन पाणीपुरवठा विभागाचे ना हरकत दाखला देण्यात आहे.

- १) विषयांकित मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या गाळ्यांचे प्रमाणात पाणीपुरवठा करणेकरिता नळजोड प्रस्ताव सादर करणार.
- २) विकसक स्वखचनि मनपाचे सुचनेनुसार जलवाहिनी विकसीत करणार.
- ३) एस. टी. पी. बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशिल देणार .
- ४) जागेवर बांधकाम चालू करणेपुर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार
- ५) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फ्लशिंगचे पाणी व निवासी, बिगर निवासी इत्यादी कारणासाठी स्वतंत्र पाण्याच्या टाक्यांची व्यवस्था करणार.
- ६) इमारती अंतर्गत पाणी वितरणासाठी प्रत्येक सदनिकेकरीता स्वतंत्र व एकच नळजोड देण्यात येवून त्यावर प्रत्येक सदनिकेसाठी स्वतंत्र मीटर बसविण्यात यावा. त्याचे सोसायटी अंतर्गत बिलिंगसाठी योग्य ती प्रणाली तयार करून संबंधित सोसायटी, प्रत्येक सदनिकेकरीता देणार.
- ७) सदर प्रकल्पाकरिता पाण्याचे उपलब्धतेनुसार होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतः करणार
- ८) अंतर्गत वापरण्यात येणाऱ्या फिटींग्ज डिसार्ज ५ लिटर प्रती मिनटापेक्षा कमी ठेवणार
- ९) सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार
- १०) निवासी व हॉस्पिटल, शैक्षणिक व इतर इमारतीच्या पाणी वापरासाठी स्वतंत्र पाण्याची टाकी बांधणार.
- ११) तत्कालीन पाण्याच्या परीस्थितीनुसार मनपाकडील नियमानुसार व धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- १२) प्रस्तुत मिळकतीचा लेआऊट म.न.पा. सॅक्शन झाल्यानंतर सी.सी.ची. एक प्रत व लेआऊटची एक प्रत खात्यास सादर करावी लागेल. मीटर विभागाचा ना हरकत दाखला मागणेपुर्वी वॉटर लाईन डेव्हलपमेंट शुल्क म.न.पा. कोषागारात भरणार किंवा वॉटर लाईन डेव्हलपमेंट करून देणार.
- १३) बांधकाम विभागाकडील नियोजित मान्य होणाऱ्या लेआऊटच्या नकाशानुसार नविन नळजोड मागणे पुर्वी करून जलसंवर्धना करिता नियोजित इमारतीमध्ये पर्जन्य जलाचे पुर्न:भरण यंत्रणा बसविणार.
- १४) मिळकतीस भोगावटा पत्र प्राप्त झाल्यानंतर व तसा प्रस्ताव खात्याकडे प्राप्त झाल्यानंतर भोगावटा पत्राच्या प्रकल्पाच्या प्रमाणात
- १५) सदर प्रकरणी पाणीपुरवठा सुरु न झाल्यास किंवा अपुऱ्या पाणीपुरवठ्याबाबत विकसक यांनी खात्याकडे सादर केलेल्या दि-२४/११/२०२१ च्या नोटलाईज हमीपत्रास मे. गुरुमुख सुखवानी व इतर यांच्या तर्फे आर्किटेक मनोज तातुसकर संबंधित विकसक यांचेवर बंधनकारक राहिल.

कळावे  
अमोल पुंडे  
शाखा अभियंता  
स्वारगेट पाणीपुरवठा विभाग  
पुणे महानगरपालिका

प्रशांत कुंभार  
उप अभियंता  
स्वारगेट पाणीपुरवठा विभाग  
पुणे महानगरपालिका

अशित जाधव  
अधिक्षक अभियंता  
स्वारगेट पाणीपुरवठा विभाग  
पुणे महानगरपालिका





Office of the Chief Fire Officer  
Pune Municipal Corporation  
Out W.No : FB/ 2806  
Date : 10/10/2022

( 694/2022 )

To,  
Manoj Tatooskar Architects,  
Off. F.C.Road,Pune .

**Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt of Maharashtra" for the project At.S.No.25/1(P),25/4A/4, Undri, Pune.**

Ref :- i) Acknowledgement Slip For EC Application Dt.10.06.2021.  
( Proposal No. SIA/MH/MIS/214728/2021)  
ii) Your office's Application Dt.22.09.2022.

Dear Sir,

As per the above reference (i), E.C. certificate had issued for the project by the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

As per the above reference (ii), you are requesting for Fire Dept.'s clearance for height & built up area of the building.

The proposal ( propose height, use & built up area of the building ) will be as below as per the application, check list and architectural drawings submit to this office under reference (ii) above.

Table

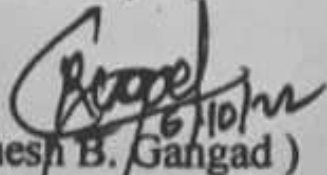
Building	Heigh ( Mtrs)	Gross Built up area (In Sq.Mtrs)	Propose Use Of The Buildings
A Type	58.50 Mtrs	9109.91 Sq.Mtrs	Residential purpose
B Type	58.50 Mtrs	9109.91 Sq.Mtrs	Residential purpose
C Type	58.50Mtrs	12307.44 Sq.Mtrs	Commercial+Residential purpose
D Type Mhada	23.95 Mtrs	1712.84 Sq.Mtrs	Residential purpose

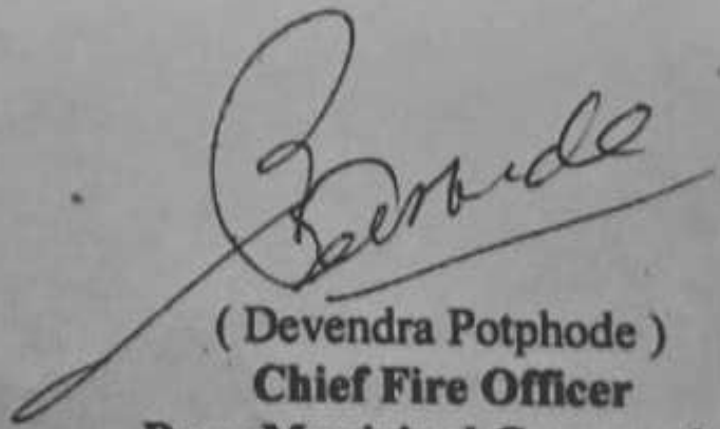
As per the resolution No. 6/206, Dt. 14.06.2021 of Hon. Municipal Commissioner, Pune Municipal Corporation, scrutiny fee is paid by challan No. 45930, Dt. 06.10.2022, Rs.94,200/-.

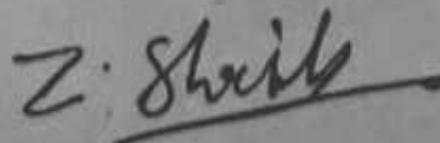
Consider the above and scrutinized the building plans submitted to this office under reference (ii) above, this office is satisfied with the propose building plans in view of fire prevention & protection for the propose height, built up area and use mentioned in the table above. Layout & Section plans of the proposal with stamped by this department is attached herewith. The undersigned reserve all rights to amendment, additions, modifications in the said proposal at the time of actual issues of provisional fire NOC.

**This clearance is giving only for the purpose to getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. Of Maharashtra". Provisional Fire NOC for the purpose of getting commencement certificate from Building Permission Department Of PMC, should be taken separately from this Department.**

Scrutiny By

  
( Ramesh B. Gangad )  
Asst.Divisional Officer  
Fire Brigade Dept., PMC

  
( Devendra Potphode )  
Chief Fire Officer  
Pune Municipal Corporation







कार्यकारी अभियंता कार्यालय  
मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र.: - 2820  
दिनांक :- 26/11/2021

प्रति,

श्री.गुरुमुख जंगलदास सुखवानी तर्फे अर्किटेक्ट मनोज तातुसकर  
१२२१, /बी-१ वेंगस्कर परांजपे रोड, बर्वे एक्सरे क्लीनीक एफ सी रोड  
पुणे.

यांजकडेस...

**विषय :** मौजे उंड्री पुणे स.नं. २५/१ (पैकी), २५/४ अ/४ या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणेकरीता प्रशासकीय मान्यता मिळणेबाबत.

- संदर्भ :** १) केंद्रीय पर्यावरण व वन मंत्रालय नवि दिल्ली यांचेकडील अधिसूचना दि. १४/०९/२००६  
२) श्री.गुरुमुख जंगलदास सुखवानी तर्फे अर्किटेक्ट मनोज तातुसकर यांचा खात्याकडील प्रस्ताव आ.क्र.१४८९ दि. २२/११/२०२१  
३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता ठ.क्र.मलनि/ EC/०८/२१ दि. २६/११/२०२१

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता वरील संदर्भान्वये श्री.गुरुमुख जंगलदास सुखवानी तर्फे अर्किटेक्ट मनोज तातुसकर यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत बांधकामाचे प्रस्तावित नकाशे, सातबारा उतारा, मोजणी नकाशा, मिळकत कर इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- |  |  |
|--|--|
| १ मिळकतीचे क्षेत्रफळ   | - ८७५०.३३ चौ.मी.   |
| २ बिलटप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय)                              | - ३२२७९.१२ चौ.मी. + १५०६९.०० चौ.मी.<br>= ४७३४८.१२ चौ.मी.                 |
| ३ इमारतीची संख्या आणि उंची   | - ४ विंग (A, B, C - ५८.५० मी.,)<br>(विंग D म्हाडा- २५.५० मी.)            |
| ४ निवासी सदनिका संख्या   | - ३२९  |
| ५ ऑफिस संख्या/व्यापारी गाळे  | - -  |
| ६ मान्य नकाशा प्रत   | - -  |
| ७ जा.क्र. CC/ / दि.  | - -  |
| ८ आवश्यक पाणी पुरवठा   | - निवासी वापराकरीता २२२.०७५ KLD  |
| ९ तयार होणारे मैलापाणी   | - निवासी १८८.७६ KLD  |
| १० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता                               | - निवासी १८८.७६ KLD  |
| ११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता                           | - निवासी २००.०० KLD  |
| १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल                                  | - सोबत जोडला आहे.  |
| १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे | - लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे. |
| १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना                             | - गार्डन, फ्लशिंग व इत्यादी  |
| १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने                | - नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातून                       |



केलेल्या उपाय योजना

एस.टी.पी चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहिल.

वरील प्रमाणे संदर्भ क्र.२ अन्वये प्रस्ताव दाखल केलेला आहे. त्या अनुषंगाने मा.अधिक्षक अभियंता मलनि:सारण विभाग यांची संदर्भ क्र.३ अन्वये खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला (प्रव्हिजनल NOC) देणेस हरकत नाही.

- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनि:सारण नलिकेस जोडू नये.
- २) पावसाचे पाणी जिरवण्यासाठी बोअरवेल घेऊन पाणी जिरवण्याकरीता रेन वॉटर हार्वेस्टिंगची व्यवस्था करणेत यावी.
- ३) सदर प्रकल्पासाठी (निवासी २००.०० KLD) घमी प्रतिदिन क्षमतेचा मैलाशुध्दीकरण केंद्र बांधणे विकसकावर बंधनकारक राहिल.
- ४) मैलाशुध्दीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय मलवाहिनीला जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ६) सार्वजनिक स्वच्छता व आरोग्य उप विधी २०१७ मधील सर्व अटी विकसकावर बंधनकारक राहतील.
- ७) मंजूर नकाशामध्ये बदल झाल्यास नव्याने प्रस्ताव दाखल करून मंजूर करून घेणे विकसकावर बंधनकारक राहिल
- ८) तसेच विषयांकित मिळकतीमधील नियोजित इमारतीचे बांधकाम मंजूर नकाशानुसार पुर्ण झाल्यानंतर सदर इमारतीस भोगवटा पत्रासह संबधित क्षेत्रिय कार्यालयाकडे मलवाहिनी जोडाकरिता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा चे तत्कालिन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर मलवाहिनी जोड बाबत स्वतंत्रपणे संबधित क्षेत्रिय कार्यालयाकडे मंजुरी घेणे विकसकावर बंधनकारक राहिल.

तरी मौजे उंड्री पुणे स.नं.२५/१ (पैकी), २५/४ अ/४ या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते ८ या अटींवर इनव्हायरमेंटल क्लियरन्सकरीत ड्रेनेज विभागाकडून प्रव्हिजनल दाखला संबधित विकसकास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/ EC/०८/२१ दि.२६/११/२०२१ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे.



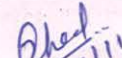
शाखा अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका



# GREEN CIRCLE, INC.

Integrated HSEQR Consulting Engineers, Scientists & Trainers  
(Recognised By Ministry of Environment, Forest and Climate Change, New Delhi Under EPA 1986)  
(F. No. - 15018 / 06 / 2016 - CPW)  
(ISO 9001, 14001 & 45001 Certified Organisation)

Report No: - GCI/V/Lab/EM-SP/24-25/Apr-00/0342

Date: 05/05/2024

## ANALYSIS REPORT

Client details		Sample Details	
Name	Mr. Gurmukh J Sukhwani	Sample Code	GCI/24/D3/AA1
Address	"Sukhwani Woods" at S. No. 25/1, and 25/4A/4, village Undri, Taluka Haveli, District Pune, Maharashtra	Location	NEAR SECURITY GATE
		Date of Sampling	29/04/2024
Sampling Done By	Pragnesh	Date of Sample Received	30/04/2024
Analysis Starts On	30/04/2024	Sampling Instrument	RDS, FPS
Analysis Completion On	05/05/2024	Sampling Method	IS 5182 : Part 5 : 1975

## AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM <sub>10</sub> )	µg/m <sup>3</sup>	73.9	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM <sub>2.5</sub> )	µg/m <sup>3</sup>	44.6	60	NAAQS Guidelines
3	Sulphur dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	17.4	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO <sub>x</sub> )	µg/m <sup>3</sup>	23.24	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m <sup>3</sup>	0.31	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O <sub>3</sub>	µg/m <sup>3</sup>	27.6	100	NAAQS Guidelines
7	Lead as Pb	µg/m <sup>3</sup>	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m <sup>3</sup>	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m <sup>3</sup>	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH <sub>3</sub>	µg/m <sup>3</sup>	9.1	400	NAAQS Guidelines
11	Benzene , C <sub>6</sub> H <sub>6</sub>	µg/m <sup>3</sup>	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m <sup>3</sup>	BDL (<0.1)	1.0	Gas Chromatography



Authorized Signatory

CORP. OFFICE & R & D : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.  
Tel.: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

: ALSO AT :  
NEW DELHI GOA PUNE BENGALURU U.K. HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR  
: OVERSEAS :  
AUSTRALIA OMAN KUWAIT AFRICA VIETNAM BANGLADESH MYANMAR SRI LANKA UAE





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Report No: - GCI/V/Lab/EM-SP/24-25/Apr-00/0342

Date: 05/05/2024

## ANALYSIS REPORT

Client details		Sample Details	
Name	Mr. Gurmukh J Sukhwani	Sample Code	GCI/24/D3/AA2
Address	"Sukhwani Woods" at S. No. 25/1, and 25/4A/4, village Undri, Taluka Haveli, District Pune, Maharashtra	Location	SOUTHWEST CORNER OF SITE
		Date of Sampling	29/04/2024
Sampling Done By	Pragnesh	Date of Sample Received	30/04/2024
Analysis Starts On	30/04/2024	Sampling Instrument	RDS, FPS
Analysis Completion On	05/05/2024	Sampling Method	IS 5182 : Part 5 : 1975

## AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM <sub>10</sub> )	µg/m <sup>3</sup>	75.6	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM <sub>2.5</sub> )	µg/m <sup>3</sup>	45.3	60	NAAQS Guidelines
3	Sulphur dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	18.00	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO <sub>x</sub> )	µg/m <sup>3</sup>	25.45	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m <sup>3</sup>	0.38	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O <sub>3</sub>	µg/m <sup>3</sup>	29.30	100	NAAQS Guidelines
7	Lead as Pb	µg/m <sup>3</sup>	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m <sup>3</sup>	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m <sup>3</sup>	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH <sub>3</sub>	µg/m <sup>3</sup>	9.2	400	NAAQS Guidelines
11	Benzene, C <sub>6</sub> H <sub>6</sub>	µg/m <sup>3</sup>	BDL(<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m <sup>3</sup>	BDL (<0.1)	1.0	Gas Chromatography



Authorized Signatory

CORP. OFFICE & R & D : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.  
Tel.: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

NEW DELHI GOA PUNE BENGALURU U.K. : ALSO AT : HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR  
AUSTRALIA OMAN KUWAIT AFRICA VIETNAM BANGLADESH MYANMAR SRI LANKA UAE  
: OVERSEAS :





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(F. No. - 15018 / 06 / 2016 - CPW)  
(ISO 9001, 14001 & 45001 Certified Organisation)

Report No: - GCI/V/Lab/EM-SP/24-25/Apr-00/0342

Date: 05/05/2024

## ANALYSIS REPORT

Client details		Sample Details	
Name	Mr. Gurmukh J Sukhwani	Sample Code	GCI/24/D3/AA3
Address	"Sukhwani Woods" at S. No. 25/1, and 25/4A/4, village Undri, Taluka Haveli, District Pune, Maharashtra	Location	NORTHEAST CORNER OF SITE
		Date of Sampling	29/04/2024
Sampling Done By	Pragnesh	Date of Sample Received	30/04/2024
Analysis Starts On	30/04/2024	Sampling Instrument	RDS, FPS
Analysis Completion On	05/05/2024	Sampling Method	IS 5182 : Part 5 : 1975

## AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1.	Particulate Matter (PM <sub>10</sub> )	µg/m <sup>3</sup>	72.7	100	IS 5182 : Part 23 : 2006
2.	Particulate Matter (PM <sub>2.5</sub> )	µg/m <sup>3</sup>	43.4	60	NAAQS Guidelines
3.	Sulphur dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	17.00	80	IS 5182 : Part 2 : 2001
4.	Oxides of Nitrogen (NO <sub>x</sub> )	µg/m <sup>3</sup>	24.12	80	IS 5182 : Part 6 : 2006
5.	Carbon Monoxide CO	mg/m <sup>3</sup>	0.36	2.0	IS 5182 : Part 10 : 1999
6.	Ozone as O <sub>3</sub>	µg/m <sup>3</sup>	26.40	100	NAAQS Guidelines
7.	Lead as Pb	µg/m <sup>3</sup>	BDL (<0.1)	1.0	NAAQS Guidelines
8.	Nickel as Ni	ng/m <sup>3</sup>	BDL (<1)	20	NAAQS Guidelines
9.	Arsenic as As	ng/m <sup>3</sup>	BDL (<1)	6.0	NAAQS Guidelines
10.	Ammonia as NH <sub>3</sub>	µg/m <sup>3</sup>	10	400	NAAQS Guidelines
11.	Benzene , C <sub>6</sub> H <sub>6</sub>	µg/m <sup>3</sup>	BDL(<0.01)	5.0	IS 5182 (Part 11):2006
12.	Benzo (a) Pyrene	ng/m <sup>3</sup>	BDL (<0.1)	1.0	Gas Chromatography



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: OVERSEAS :  
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(ISO 9001, 14001 & 45001 Certified Organisation)

Report No: - GCI/V/Lab/EM-SP/24-25/Apr-00/0342

Date: 05/05/2024

## ANALYSIS REPORT

Client Details		Sample Details	
Name	Mr. Gurmukh J Sukhwani	Sample Code	GCI/24/D3/N1-N3
Address	"Sukhwani Woods" at S. No. 25/1, and 25/4A/4, village Undri, Taluka Haveli, District Pune, Maharashtra	Location	As per table
		Quantity	NA
		Date of Measurement	29/04/2024
		Sampling Instrument	Sound Level Meter (HTC/SL-1352)
Measurement Done By	Pragnesh	Sampling Method	HTC/SL-1352 Inst. Manual

## NOISE MONITORING RESULTS

Sr. No.	Location Name	Units	Day Time		Night Time	
			Results	MPCB Permissible Limit	Results	MPCB Permissible Limit
1.	Near Security Gate	dB (A)	51.7	55	41.7	45
2.	Southwest Corner of the Site	dB (A)	50.3	55	37.5	45
3.	Northeast Corner of the Site	dB (A)	47.9	55	39.7	45

**Limits:** Maharashtra pollution Control Board has prescribed 55dB (A) as an upper limit of noise level during day time and 45 dB (A) during night time for residential area.



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Report No: - GCI/V/Lab/EM-SP/24-25/Apr-00/0342

Date: 05/05/2024

## ANALYSIS REPORT

Client Details		Sample Details	
Name	Mr. Gurmukh J Sukhwani	Sample Code	GCI/24/D3/SL1
Address	"Sukhwani Woods" at S. No. 25/1, and 25/4A/4, village Undri, Taluka Haveli, District Pune, Maharashtra	Location	SOIL – GREEN BELT AREA
		Quantity	2.0 kg
Sampling Done By	Pragnesh	Date of Sampling	29/04/2024
Analysis Starts on	30/04/2024		
Analysis Completion On	05/05/2024	Sample Received Date	30/04/2024

## SOIL ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Test Procedure
1	pH (1:5 Soil Suspension)	-	6.7	IS 2720 (Part 26):1987
2	Electrical Conductivity (1:5 Soil Suspension)	mS/cm	0.79	EPA Method 9045
3	Total Nitrogen as N	mg/kg	62.3	Kjeldhal Method
4	Phosphate as P	mg/kg	71.3	Olsen Method
5	Potassium as K	mg/kg	33.9	EPA 3050 B
6	Exchangeable Calcium as Ca	meq/100g	27.5	EPA 3050 B
7	Exchangeable Magnesium as Mg	meq/100g	37.8	EPA3050 B
8	Exchangeable Sodium as Na	meq/100g	0.97	EPA3050 B
9	Organic Matter	%	1.75	Walkley and Black Method
10	Texture	-	Clay Loam	Robinson Pipette Method

BDL =Below Detectable Limit

DL =Detectable Limit



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Report No: - GCI/V/Lab/EM-SP/24-25/Apr-00/0342

Date: 05/05/2024

## ANALYSIS REPORT

Client Details		Sample Details	
Name	Mr. Gurmukh J Sukhwani	Sample Code	GCI/24/D3/DW1
Address	"Sukhwani Woods" at S. No. 25/1, and 25/4A/4, village Undri, Taluka Haveli, District Pune, Maharashtra	Location	Water supply at Project Site
Sampling Done By	Pragnesh	Date of Sampling	29/04/2024
Analysis Starts on	30/04/2024	Sampling Method	APHA 1060
Analysis Completion On	05/05/2024	Sample Received Date	30/04/2024

## DRINKING WATER ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Permissible Limit as per IS 10500-2012	Reference Method
1	Colour	Hazen	Nil	5	APHA 22nd EDITION
2	Odour	-	No Odour	Unobjectionable	APHA 22nd EDITION
3	Taste	-	Agreeable	Agreeable	APHA 22nd EDITION
4	Turbidity	NTU	BDL(<0.5)	1	IS : 3025 Part 10-1984 (Reaff: 2002)
5	pH at 25 °C	-	7.8	6.5-8.5	IS : 3025 Part 11- 1983 (Reaff:2002)
6	Total Dissolved Solids	mg/l	215.58	500	IS : 3025 Part 16-1984 (Reaff:2003)
7	Total Alkalinity as CaCO <sub>3</sub>	mg/l	107.49222	200	IS : 3025 Part 23- 986(Reaff:2003)
8	Total Hardness as CaCO <sub>3</sub>	mg/l	179.40	200	IS : 3025 Part 21-2009
9	Calcium as Ca	mg/l	31.00	75	IS : 3025 Part 40-1991 (Reaff:2003)
10	Magnesium as Mg	mg/l	24.79	30	APHA 22nd EDITION-3500 Mg-B
11	Chloride as Cl <sup>-</sup>	mg/l	27.47	250	IS : 3025 Part 32-1988 (Reaff:2003)
12	Sulphate as SO <sub>4</sub>	mg/l	28.85	200	APHA 22nd EDN-4500- SO <sub>4</sub> 2- E
13	Nitrate as NO <sub>3</sub>	mg/l	33.09	45	APHA 22nd EDN -4500- NO <sub>3</sub> - B
14	Iron as Fe	mg/l	0.22	0.30	IS : 3025 Part 53-2003
15	Manganese as Mn	mg/l	BDL (<0.02)	0.10	APHA 22nd EDN -3500-Mn D
16	Fluoride as F	mg/l	0.71	1.00	APHA 22nd EDN -4500-F B&D
17	Lead as Pb	mg/l	BDL (<0.03)	0.05	IS:3025 Part 47 (Reaff:2003)
18	Copper as Cu	mg/l	BDL (<0.03)	0.05	IS:3025 Part 42 (Reaff:2003)
19	Zinc as Zn	mg/l	0.89	5.00	IS:3025 Part:49 (Reaff:2003)
20	Hexavalent Chromium as Cr <sup>6+</sup>	mg/l	BDL (<0.03)	0.05	IS:3025 Part:37 (Reaff:2003)
21	Residual Free Chlorine as Cl <sub>2</sub>	mg/l	BDL (<0.10)	0.20	APHA 22nd EDN -4500-Cl B
22	Cadium as Cd	mg/l	BDL (<0.03)	0.003	IS:3025 Part 48(Reaff:2003)
23	Sodium as NA	mg/l	3.15	NS	IS:3025 Part 2: 2019
24	Potassium as K	mg/l	0.91	NS	IS:3025 Part 2: 2019
25	Aluminium	mg/l	BDL (<0.03)	0.03	IS:3025 Part:55 (Reaff:2003)

BDL =Below Detectable Limit



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: ALSO AT :  
: OVERSEAS :

## Budget for Environment Management Plan

### Construction Phase:

Parameter	Details	Total cost in Lakhs per annum
<b>Capital Cost-</b>	Erosion control	2.5
	Site Safety	2.00
	Site Sanitation	3.00
	Disinfection & Health check up	7.5
	Environmental Monitoring	9.00
<b>O &amp; M cost</b>		
	Erosion control	1.00
	Site Safety	0.50
	Site Sanitation	1.00
	Disinfection & Health check up	2.00
	Environmental Monitoring	2.00

### Operation Phase:

Sr. No.	Pollution Control Measures	Capital Cost (Rs. Lakhs)	Recurring Cost Per Annum (Rs. Lakhs)
1.	Storm Water	15.00	1.50
2.	STP	60.00	12.50
	WTP	-	-
3.	RWH	6.00	1.00
4.	Swimming Pool	-	-
6.	Solid Waste	14.50	3.00
5.	Hazardous Waste	-	-
7.	E Waste	-	-
9.	Green Belt	16.00	3.00
10.	Energy Savings	50.00	1.00
11.	Environmental Monitoring	1.50	2.00
12.	Disaster Management	254.00	14.00



## नोटीस

तमाम लोकांस सदर नोटीसीद्वारे कळविण्यात येते की, श्री. गुरुमुख जे. सुखवानी यांना भारत सरकार, पर्यावरण, वन आणि हवामान बदल मंत्रालय यांनी (राज्य पर्यावरण प्रभाव मूल्यांकन प्राधिकरण, (SEIAA), महाराष्ट्र द्वारे जारी केलेले) स. नं. २५/१ आणि स. नं. २५/४अ/४, गाव मौजे - उंड्री, ता. हवेली, पुणे, महाराष्ट्र येथील प्रस्तावित बांधकाम प्रकल्पासाठी ईसी आयडेंटिफिकेशन नं. **EC23B038MH115286**, फाइल क्रमांक - **SIA/MH/MIS/214728/2021**, दिनांक - ०९ जानेवारी, २०२३ अन्वये पर्यावरणीय मंजूरी पत्र दिलेले आहे. सदरील पत्राची प्रत राज्य पर्यावरण प्रभाव मूल्यांकन प्राधिकरण, महाराष्ट्र यांच्या वेबसाइटवर उपलब्ध आहे.  
[www.environmentclearance.nic.in](http://www.environmentclearance.nic.in)

## NOTICE

This is to inform the public at large that, **Mr. Gurmukh J. Sukhwani** have been accorded with the Environmental Clearance by Government of India, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra) for the Proposed Construction Project Located at S. No. 25/1, And S. No. 25/4A/4, of Village - Undri, Tal - Haveli, Pune, Maharashtra vide **EC Identification Number EC23B038 MH115286** along with File No. **SIA/MH/MIS/214728/2021**, Dated - 09<sup>th</sup> January, 2023. The copy of letter is available on the website of State Environment Impact Assessment Authority, Maharashtra:  
[www.environmentclearance.nic.in](http://www.environmentclearance.nic.in)

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000176356/CE/2311001015

Date: 10/11/2023

To,  
Sukhwani Woods by Sukhwani Buildtech,  
S No. 25/1 & S. No. 25/4A/4,  
Near Oswal Granites, Katraj-Fursungi  
Road,  
Undri, Tal Haveli, Dist. Pune.



## Sub: Consent to Establish for Proposed Residential Construction Project under Red category.

**Ref:** Application for Consent to Establish vide UAN. MPCB-CONSENT-0000176356 dtd. 20/07/2023.

Your application NO. MPCB-CONSENT-0000176356

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.93.00 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential construction project named as Sukhwani Woods by Sukhwani Buildtech, S. No. 25/1 & S. No. 25/4A/4, Near Oswal Granites, Katraj-Fursungi Road, Undri, Tal Haveli, Dist. Pune on Total Plot Area of 8750.33 Sq Mtrs for construction BUA of 46890.9 Sq Mtrs as per EC granted dated 09/01/2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance granted dtd. 09/01/2023	8750.33	46890.90

- 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	208	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:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
1	DG Set (200 KVA)	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio degradable waste	500 Kg/Day	OWC	Use as Manure
2	Non Bio degradable waste	355 Kg/Day	NA	Handed over to local recycler for recycling
3	STP sludge	3 Kg/Day	Dewatering	Use as manure.

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	9	Ltr/M	NA	Sale to authorized Recycler

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall extend/submit BG to from total sum of Rs. 10.0 Lakhs towards compliance of EC and consent to establish condition.
11. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
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 at least 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/214728/2021 dtd. 09/01/2023 for construction project having total plot area of 8750.33 Sqm and total construction BUA of 46890.0 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.



**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	125000.00	MPCB-DR-20326	20/07/2023	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 **220 CMD for treatment of domestic effluent of 208 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	242.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

## SCHEDULE-II

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

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 200 KVA	Acoustic Enclosure	5.00	HSD 35.4 Ltr/Hr	1	SO <sub>2</sub>	19.20 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>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	10.0 Lakhs.	15 Days	Compliance of Consent & EC Conditions.	Up to Commissioning of the Project	Up to Commissioning of the Project

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

#### BG Forfeiture History

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

#### BG Return details

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



## SCHEDULE-IV

### Conditions during construction phase

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

- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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