

Six Monthly Compliance Report for period January 2022 to June 2022 for project by M/s. Inorbit Mall (India) Pvt. Ltd.

Ace Enviroment <info@aceenvironment.in>

Fri 01/07/2022 12:42

To:

- EC Compliance Maharashtra <ecompliance-mh@gov.in>

Bcc:

- Vaishali Ketkar - KRC <vketter@kraheja.com>;
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- nwadnere@kraheja.com <nwadnere@kraheja.com>;
- yeole@kraheja.com <yeole@kraheja.com>

Dear Sir/Madam

Please find the Post EC Compliance Report attached herewith for Period of January 2022 to June 2022 of 'Raheja Vista Premiere' Residential project proposed on S.no.37/3,37/4,27/1,27/2,27/3,27/4, 27/5,25/4,26/1+9a, 26/2a +2b, Mohammad Wadi, District-Pune, Maharashtra by M/s. Inorbit Mall (India) Pvt. Ltd., with reference to Environmental Clearance Letter No. SIA/MH/MIS/52170/2018 dated 28th October 2020.

Hope this is in line with your requirement.

Thanking you

Yours Sincere

M/s. Inorbit Mall (India) Pvt. Ltd.

RVP-POEC - June 22



Raheja Vistas

Site Office:

Near Cloud 9 Society,  
Kibin Road, Mohammadwadi,  
Pune - 411 060, India.  
Tel: 020 6500 6400

Date: 30-06-2022

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: Six Monthly Compliance Report for Period of January 2022 to June 2022 of Residential Project 'Raheja Vistas Premiere' at S. no.37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a, 26/2a+2B, Mohammad Wadi, District-Pune, Maharashtra by M/s. Inorbit Malls (India) Pvt. Ltd.

Ref.: Environmental Clearance Letter No. **SIA/MH/MIS/52170/2018** dated 28<sup>th</sup> October, 2020.

Dear Sir/Madam,

As per the conditions laid down in the Environmental Clearance Letter, we are submitting herewith six monthly compliance report of our Residential Project 'Raheja Vistas Premiere' for period of January 2022 to June 2022.

Hope this is in line with your requirement.

Thanking you

Yours Sincere

M/s. Inorbit Malls (India) Pvt. Ltd.

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6.7.22  
आवक लिपिक (नं.शा.)  
पर्यावरण व वातावरण बंदल विभाग  
मंत्रालय, मुंबई ४०० ०३०

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.

Inorbit Malls (India) Pvt. Ltd.

[CIN : U45200MH1999PTC117748]

Regd. Office : Raheja Tower, 4th Floor, Block G, Plot No. C-30, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051, India.  
Tel: +91 22 2656 5400 | Fax: +91 22 2656 5300 | www.inorbit.in

A group company of K Raheja Corp

RVP-POEC - June 22



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M/s. Inorbit Malls (India) Pvt. Ltd.

*Res*  
11/7/22

**Maharashtra Pollution Control Board**

Kalpataru Point, 2nd Floor, Sion Circle,

Opp. Cine Planet, Sion (East),  
Mumbai - 400 022.

Tel. 24010437 / 24020781.

Website : [www.mpcb.gov.in](http://www.mpcb.gov.in)

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A group company of K Raheja Corp

**SIX MONTHLY COMPLIANCE REPORT**

**OF**

**RESIDENTIAL PROJECT  
“RAHEJA VISTAS PREMIERE”**

**AT**

**S. No. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a,  
26/2a+2b, VILLAGE- MOHAMMADWADI, PUNE**

**OF**

**M/s. INORBIT MALLS (INDIA) PVT. LTD.**

**FOR**

**JANUARY 2022 TO JUNE 2022**

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## Section 1: Purpose of the Report

As per the ‘Sub Para (i)’ of ‘Para 10’ of EIA Notification 2006 and Condition mentioned and in Point 3, Sub point (L) (LIII) of Environmental Clearance (EC) letter **SIA/MH/MIS/52170/2018** dated 28<sup>th</sup> October, 2020 (**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 specific and general conditions mentioned in EC letter detail compliance report is prepared.

## Section 2: Project Details

M/s. Inorbit Malls (India) Pvt. Ltd. is constructing residential project ‘Raheja Vistas Premiere’ at S. No. 37/3.,37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a, 26/2a+2B, Village- Mohammadwadi, Pune, Maharashtra. The project is designed as a 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   | 130877.97 m <sup>2</sup>  |
| 2       | Proposed FSI area                                       | 152714.10 m <sup>2</sup>  |
| 3       | Proposed Non FSI area                                   | 126760.64 m <sup>2</sup>  |
| 4       | Construction BUA (FSI + Non FSI)                        | 279474.74 m <sup>2</sup>  |
| 6       | Domestic Water Requirement                              | 609.30 m <sup>3</sup> /day  |
| 7       | Recycled Water Requirement (For Flushing & Landscaping) | Flushing: 304.65 m <sup>3</sup> /day<br>Landscaping: 180 m <sup>3</sup> /day  |
| 8       | Sewage Generation                                       | 777 m <sup>3</sup> /day   |
| 9       | No. & Capacity of STP                                   | 8 STP of total capacity 810 m <sup>3</sup> /day   |
| 10      | Solid Waste Generation                                  | Total Solid waste: 6500 kg/day<br>Non-Bio-degradable Waste: 5300 kg/day<br>Bio-degradable Waste: 1200 kg/day  |
| 11      | Energy Demand   | During construction phase:<br>Demand load- 400 KW<br>During operation phase:<br>Connected load-11350 KW<br>Demand load-16300 KVA<br>DG set: 125 KVA × 10 Nos. |

**Section 3: Present Site Conditions**

| <b>No. of Buildings</b> | <b>Current Status</b>                                |
|-------------------------|--|
| T1, T2, T3, T4, T4A     | Proposed   |
| 04 (T5, T6, T12 T13)    | Completed & Occupied.                                |
| Club House              | Completed  |
| T7                      | 5P + G + 8 <sup>th</sup> Floor RCC work in progress. |
| T8                      | 5P + G + 11 <sup>th</sup> Floor RCC work in Progress |
| T9                      | RCC Work Completed finishing in Progress.            |
| T10                     | RCC Work Completed finishing in Progress.            |
| T11                     | Excavation Ongoing. PCC & Raft- Work in Progress.    |

**Other Details**

|                           |  |
|---------------------------|--|
| Storm water Drains        | Constructed & connected to chamber. For T7 to T10- Work in Progress  |
| Rainwater Harvesting Pits | 9 Nos. for T12 & T13, 02 Nos. for T5 & T6, For T7 to T10-12 nos - Work in Progress   |
| STP                       | T5 & T6 - 210 KLD x 1 - MBBR Technology<br>T12 & T13 - 125 KLD x 1 for - MBBR Technology<br>T9 & T10 - 290 KLD X1 MBBR Technology                                |
| WTP                       | 100 KLD provided for T5 & T6   |
| OWC                       | T5 & T6 - 25Kg/Day x 2<br>T12 & T13 -75 Kg/Day x 2<br>T9 & T10-330Kg/day x 1 completed   |
| DG set                    | For Construction Phase – 250 kVA<br>For Operation Phase –<br>T5 & T6 – 250 kVA x 1, 160 kVA x 1.<br>T12 & T13 – 320 kVA x 4<br>For T9 & T10-250 KVA-1, 160 KVA-1 |
| RG area                   | Developed for completed buildings.   |

**Section 4: Post Environment Clearance Compliance Report**

The Ministry of Environment, Forests & Climate Change considered the application. The proposal has been considered by Expert Appraisal Committee (EAC) in its 204<sup>th</sup> meeting. The Ministry of Environment, Forest & Climate Change hereby accords Environmental Clearance for the above-mentioned project under the provisions of the Environment Impact Assessment Notification, 2006 and amendments thereto and Circulars issued thereon and subject to the compliance of the following specific conditions, in addition to the general conditions mentioned below:

| <b>Sr. No.</b> | <b>EC Conditions</b> | <b>Compliance Status</b> |
|----------------|----------------------|--------------------------|
|----------------|----------------------|--------------------------|



| <b><u>Specific Conditions</u></b> |  |  |
|-----------------------------------|--|--|
| <b><u>SEAC Conditions -</u></b>   |  |  |
| i                                 | PP to revalidate NOCs for Water Supply. Drainage. CFO. Garden. Solid waste management etc. if expired.                                       | Complied & attached as <b>Annexure 5</b>   |
| ii                                | PP to envisage bio medical waste management plan. Especially for disposal of masks etc.  | Bio medical waste management plan Attached as <b>Annexure 6</b>  |
| <b><u>SEIAA Conditions -</u></b>  |  |  |
| i                                 | PP to submit HRC NOC.  | Complied & attached as <b>Annexure 7</b>   |
| ii                                | PP to ensure that CER plan gets approved from Municipal Commissioner.  | CER as per MoEF & Circular Dated 01/05/2018`, it is submitted that the said `MoEF & Circular Dated 01/05/2018` has been expressly superseded (i.e. replaced and rendered void) by OM No. F.No.22-65/2017/IA.III dt. 30.09.20, and it is inter alia further mandated that the activity proposed by the Project Proponent or prescribed by EAC/ SEAC (as the case may be), shall be part of the Environment Management Plan. As stated in the said OM dt. 30.09.20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) `MoEF & Circular Dated 01/05/2018` is not applicable, or required to be proposed or undertaken. |
| iii                               | Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/201 8-IA.II1 dt.04.01 .2019. | We will comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/201 8-IA.II1 dt.04.01.2019.  |
| iv                                | SIAA decided to grant EC for —FSI: 152714.10 m2. Non-FSI:126760.64 m2 and Total BUA:279474.74 m2 (Plan Approval-CC/2627/19 date-28.01 .2020) | Condition Noted and agrred.  |

| <b><u>General Conditions</u></b> |   |   |
|----------------------------------|---|---|
| I.                               | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.   | Yes, we will dispose it through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.   |
| II.                              | 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.   |
| III.                             | 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 imply that Forestry & 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.   |
| IV.                              | PP has to abide by the conditions stipulated by SEAC & SEIAA.   | Yes, we will abide by conditions stipulated by SEAC and SEIAA.  |
| V.                               | The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area. | The height, Construction built up area of proposed construction is in accordance with the existing FSI/FAR norms of the urban local body. Proposed project is in the residential zone as per the approved development plan of the area. |
| VI.                              | 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 was obtained from Maharashtra Pollution Control Board vide no. Format 0.1/CAC-CELL/UAN NO. 0000073277/CE - 112000106 dated 04/12/2019 <b>Annexure 2.</b>  |

|       |   |  |
|-------|---|--|
| VII.  | All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase   | Sanitary facilities such as toilets for ladies and Gents are provided on site.   |
| VIII. | 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 labourers on site, Mobile toilets have been provided which are cleaned time to time.  |
| IX.   | 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.  | The solid waste is segregated and recyclable material is sold to recyclers and inert material is used for site leveling.   |
| X.    | Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority. | All construction waste is collected and segregated properly at site. Most of it is reused for construction activity and surplus is disposed off safely at approved sites with prior approval of competent authority. Same practice will be adopted for proposed buildings.                 |
| XI.   | Arrangement shall be made that waste water and storm water do not get mixed.  | Waste water is treated in STP & excess treated water is Connected to Municipal sewer drain. Maximum storm water is recharged through recharge pits and excess storm water drains through municipal storm water line. Hence, we ensure that waste water and storm water will not get mixed. |
| XII.  | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.  | Yes we have used excavated topsoil for horticulture/ landscape. Same practice will be adopted for proposed buildings.  |
| XIII. | Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.   | Construction debris will be used for base preparation of the road and for site leveling.   |

|        |  |   |
|--------|--|---|
| XIV.   | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.   | We have provided green belt around the periphery as per CPCB guidelines. Same practice will be adopted for proposed buildings   |
| XV.    | 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 so there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants. |
| XVI.   | Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water                     | We are taking proper measures to during construction activity to avoid contamination of water courses.  |
| XVII.  | Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.  | Paint & used oil would be generated at site which will be disposed through MPCB authorized vendors.   |
| XVIII. | 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.  | Yes we are using low sulphur diesel type DG during construction phase.  |
| XIX.   | The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken  | We are using DG set only in case of power failure and hence not much diesel is being stored at site.  |
| XX.    | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. | PUC checked vehicles are only allowed on site for transfer of material.   |
| XXI.   | 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   | Care has been taken to maintain the noise level within limits at site. Construction activities are limited to daytime only. Noise shields provided  |

|        |   |   |
|--------|---|---|
|        | 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.   | for heavy construction equipment. PPE provided to labors.   |
| XXII.  | Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).  | NA as site is away from Thermal Power Stations.   |
| XXIII. | Ready mixed concrete must be used in building construction.   | Yes we are using Ready mixed concrete in construction.  |
| XXIV   | Storm water control and its re-use as per CGWB and BIS standards for various applications.  | We will achieve it.   |
| XXV    | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.   | We are using tanker water for construction. Still we will reduce the water demand during construction by adopting suggested measures. |
| XXVI   | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.   | Condition is noted & agreed.  |
| XXVII  | The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate | The treated sewage is used for flushing & gardening purpose. Excess treated sewage is disposed in municipal drain.                    |

|            |   |   |
|------------|---|---|
|            | the odour problem from STP.   |   |
| XXVII<br>I | 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.                                | Permission to draw ground water shall be obtained from the competent authority if required. At present we are not extracting ground water |
| XXIX       | Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.  | Dual plumbing provided in existing buildings. Same would be followed for proposed buildings.  |
| XXX        | 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.   |
| XXXI       | Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows. | We will keep use of glass below 40%.  |
| XXXII      | Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.                                       | We shall abide to Energy Conservation Building Code.  |



|        |  |   |
|--------|--|---|
| XXXIII | Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy. | Condition is noted. We have adopted energy conservation measures like use of CFLs, Solar PV and Solar Hot water system for existing Buildings. Same shall be followed for proposed buildings. |
| XXXIV  | Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.  | DG Sets are provided for power back up. DG sets are provided with silencer and acoustic enclosures. Stacks are being provided as per MPCB norms.  |
| XXXV   | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.  | Yes we will maintain noise level as per standards norms.  |
| XXXVI  | 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.   | Entry exit with at least 6 m width is provided. Parking provisions are made internalized hence we wont face a issue of traffic congestion.  |

|         |   |  |
|---------|---|--|
| XXXVII  | Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.   | Opaque wall shall meet prescriptive requirement as per Energy Conservation Building Code   |
| XXXVIII | The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.   | Adequate distance have been provided between Buildings to allow movement of fresh air and passage of natural light, air and ventilation. |
| XXXIX   | 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.   | Dedicated site engineer and supervisory staff is appointed to take care of the monitoring and overall implementation.                    |
| XL      | 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.  | Construction was started after obtaining environmental clearance (EC). The copy of EC letter is attached as <b>Annexure-1</b> .          |
| XLI     | Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.   | RO shifted to Nagpur hence we are now submitting to Nagpur.  |
| XLII    | 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 in Para 2. Prior certification from appropriate authority shall be obtained. | All Environmental Infrastructure shall be in place before occupation for proposed buildings.   |

|        |   |   |
|--------|---|---|
| XLIII  | Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.   | OWC is provided within the premises for the treatment of wet waste.   |
| XLIV   | Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.  | Condition is noted.   |
| XLV    | A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.  | Condition is noted & will be complied   |
| XLVI   | In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.   | In case we are crossing BUA given in the EC we will take prior revised EC.  |
| XLVII  | 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.   |
| XLVIII | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.  | Separate funds have been allocated for implementation of environmental protection measures/EMP, copy of same is attached as <b>Annexure 3</b> |
| XLIX   | 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> . | Copy of the advertisement is attached as <b>Annexure 4</b>  |

|      |   |  |
|------|---|--|
| L    | Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1st December of each calendar year.  | We are submitting six monthly monitoring reports to the Regional office MoEF, Nagpur with copy to this department and MPCB. Same will be continue further. |
| LI   | 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 is noted.  |
| LII  | 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   |
| LIII | The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective, Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.  | We are submitting this report in time. And will follow the same in future.   |

|     |  |   |
|-----|--|---|
| LIV | 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.                                    | We will submit environmental statement for each financial year. |
| 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.  | 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.   | Condition is noted.   |
| 6.  | The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.  | Condition is noted.   |

|     |   |                     |
|-----|---|---------------------|
| 7.  | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29 <sup>th</sup> April, 2015.  | Condition is noted. |
| 8.  | In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.   | Condition is noted. |
| 9.  | 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. |
| 10. | Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.  | Condition is noted. |

### Section 5: Monitoring and Analysis

Monitoring of Air quality, Water quality, Soil quality, Noise level and DG set stack emissions 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                    | Color, 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 8** which indicates that parameters of all environmental components are within standard limit and there is no pollution caused by construction activity.

# STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/52170/2018  
Environment Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya,  
Mumbai- 400032.  
Date: 28.10.2020.

To  
M/s. INORBIT MALLS (INDIA) PVT. LTD.,  
S.No. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5,  
25/4, 26/1+9a, 26/2a+2b, Village Mohammad Wadi,  
Pune.

Subject : Environmental Clearance for Proposed Residential Project "Raheja Vistas Premiere" at S.No. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a, 26/2a+2b, Village Mohammad Wadi, Pune by M/S INORBIT MALLS (INDIA) PVT. LTD.

Reference : Application no. SIA/MH/MIS/52170/2018

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 109<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 204<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

|                            |   |  |            |
|----------------------------|---|--|------------|
| Name of Project            | Residential Project : Raheja Vistas Premiere  |  |            |
| Project category           | 8(b)  |  |            |
| Type of Institution        | Private   |  |            |
| Project Proponent          | Name  | Mr. Nishikant D. Shimpi (Sr. Vice President)<br>M/s. In Orbit malls (India) Pvt. Ltd.                                  |            |
|                            | Communication address   | Office No 101, Building No 7. Commerzone,<br>Off Airport Road, Samrat Ashok Path.<br>Yerwada, Pune, Haveli,Pune-411006 |            |
| Consultant                 | Sneha Hi-Tech Products Pvt. Ltd.  |  |            |
| Applied for                | Amendment in EC   |  |            |
| Details of previous EC     | EC received vide no. SEIAA-EC-0000001454 dated 05.04.2019   |  |            |
| Location of the project    | S.No. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a.<br>26/2a+2b, Village: Mohammadwadi, Taluka: Haveli. Pune |  |            |
| Latitude and Longitude     | Lat:18°28'8.88"N, Log: 73°54'32.76"E  |  |            |
| Total Plot Area (m2)       | 13,0877.97 sq.m.  |  |            |
| Deductions (m2)            | 29,773.94 sq.m.   |  |            |
| Net Plot area (m2)         | 1,01,104.03 sq.m.   |  |            |
| Proposed FSI area (m2)     | 1,52,714.10 sq.m.   |  |            |
| Proposed non-FSI area (m2) | 1,26,760.64 sq.m.   |  |            |
| Proposed TBUA (m2)         | 2,79,474.74 sq.m.   |  |            |
| Building Configuration     | Building Name   | Configuration  | Height (m) |

|  |            |  |     |
|--|------------|--|-----|
|  | T1A        | 5P+G+4 Floors  | 30  |
|  | T1B        | 5P+G+6 Floors  | 38  |
|  | T2A        | 5P+G+6 Floors  | 38  |
|  | T2B        | 5P+G+4 Floors  | 30  |
|  | T3         | 5P+G+4 Floors  | 30  |
|  | T4         | 5P+G+4 Floors  | 30  |
|  | T5         | 2P+G+18 Floors   | 70  |
|  | T6         | 2P+G+18 Floors   | 70  |
|  | T7         | 5P+G+27 Floors   | 100 |
|  | T8         | 5P+G+27 Floors   | 100 |
|  | T9         | 5P+G+27 Floors   | 100 |
|  | T10        | 5P+G+27 Floors   | 100 |
|  | T11A       | 5P+G+4 Floors  | 30  |
|  | T11B       | 5P+G+4 Floors  | 30  |
|  | T12        | 3P+G+18 Floors   | 70  |
|  | T13        | 2P+G+18 Floors   | 70  |
|  | Club House | G+1  | -   |
| TBUA (m2) approved by Planning Authority till date |            | Approved FSI is 2.83,343.92 sq.m. by PMC vide sanction no. CC/2627/19 dated 28.01.2020   |     |
| Ground coverage (m2) & %                           |            | 29,384.43 sq.m. (35.34%)   |     |
| Total Project Cost (Rs.)                           |            | Rs. 658 Crores   |     |
| CER as per MoEF & CC circular dated 01/05/2018     |            | Since amendment in project does not involve any additional project investment, CER is not applicable as per point no. IX of MoEF & CC circular dated 01/05/2018. |     |

3. The proposal has been considered by SEIAA in its 204<sup>th</sup> 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-**

- I. PP to revalidate NOCs viz. for Water Supply, Drainage, CFO, Garden, Solid waste management etc. if expired.
- II. PP to envisage bio medical waste management plan, especially for disposal of masks etc.

**B. SEIAA Conditions-**

- I. PP to submit HRC NOC.
- II. PP to ensure that CER plan gets approved from Municipal Commissioner.
- 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.
- IV. SEIAA decided to grant EC for -FSI: 152714.10 m2, Non-FSI:126760.64 m2 and Total BUA:279474.74 m2 (Plan Approval-CC/2627/19 date-28.01.2020)

**General Conditions:**

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- II. 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.
- III. 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.
  - IV. PP has to abide by the conditions stipulated by SEAC& SEIAA.
  - V. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
  - VI. 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.
  - VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
  - VIII. 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.
  - IX. 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.
  - X. Disposal of muck 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 approved sites with the approval of competent authority.
  - XI. Arrangement shall be made that waste water and storm water do not get mixed.
  - XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
  - XIII. 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.
  - XIV. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
  - XV. 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.
  - XVI. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
  - XVII. 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.
  - XVIII. 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.
  - XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
  - XX. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
  - XXI. 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.

- XXII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- XXIII. Ready mixed concrete must be used in building construction.
- XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- XXVII. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- XXVIII. 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.
- XXIX. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- XXX. 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.
- XXXI. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- XXXIII. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- XXXIV. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XXXV. 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.
- XXXVI. 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.
- XXXVII. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material

- to fulfil requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. 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.
- XL. 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.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- XLII. 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 in Para 2. Prior certification from appropriate authority shall be obtained.
- XLIII. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- XLVIII. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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 and year-wise expenditure should reported to the MPCB & this department.
- XLIX. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- L. 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.
- LI. 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.
- LII. 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.
- LIII. 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.

- LIV. 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.

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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. 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-Mhaikar  
(Member Secretary, SEIAA)

Copy to:

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

# 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

No:- Format1.0/CAC-CELL/UAN No.0000073277/CE -19/2000/06

Date: 04/12/2019

To,  
M/s. Inorbit Malls (India) Pvt. Ltd. (formerly known as M/s Cavalcade Properties Pvt. Ltd.),  
S. Nos. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1, 9a,  
Village- Mohammad Wadi, Tal. Haveli, Dist. Pune.

**Sub: Grant of re-validation of Consent to Establish with change in name for construction of remaining part of residential project "Raheja Vistas Premiere" under Red Category**

- Ref:**
1. Consent to Establish accorded by Board vide No. Format 1.0/BO/CAC-cell/EIC-PN-23546-14/E(revalid & Amend)CAC-5792 dtd. 16/05/2015.
  2. Consent to Operate (Part-I) accorded by Board vide No. Format1.0/BO/CAC-Cell/UAN.No.0000021198/CO/CAC-1802000261 dtd. 07/02/2018.
  3. Consent to Operate (Part-II) accorded by Board vide No. Format 1.0/BO/CAC-cell/UAN.No. 0000047856/CO(Part-II)/CAC-1901001725 dtd. 22/01/2019.
  4. Environment Clearance accorded by Env. Dept GoM vide No. SEIAA-EC-00000001454 dtd. 05/04/2019.
  5. Minutes of Consent Appraisal Committee meeting held on 07/11/2019.

Your application No.MPCB-CONSENT-0000073277 Dated 11.06.2019

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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or upto 30-11-2024 whichever is earlier.**
2. **The capital investment of the project is Rs.171.1 Crs. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for construction of remaining part of residential project "Raheja Vistas Premiere" of M/s Inorbit Malls (India) Pvt. Ltd. at plot bearing S. Nos. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1, 9a, Village- Mohammad Wadi, Tal. Haveli, Dist. Pune on total plot area of 1,30,877.97 sq. mtrs. for remaining construction BUA 1,78,929.89 sq. mtrs. out of total construction BUA 2,79,474.74 sq. mtrs. as per Environment Clearance and construction permission issued by Local Body including utilities and services.**

| Sr.No | Permission Obtained          | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|------------------------------|-------------------|-------------|
| 1     | Environment Clearance        | 130877.97         | 279474.74   |
| 2     | Consent to Establish         | 130877.97         | 282590.49   |
| 3     | Consent to Operate (Part-I)  | 130877.97         | 47683.73    |
| 4     | Consent to Operate (Part-II) | 130877.97         | 52861.12    |

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 | 530                | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening. |

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 to S-10 | DG Sets (10x125 KVA)          | 10              | As per Schedule -II      |

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

| Sr No | Type Of Waste            | Quantity & UoM | Treatment                  | Disposal                                    |
|-------|--------------------------|----------------|----------------------------|---|
| 1     | Bio degradable waste     | 1404 Kg/Day    | OWC followed by composting | Used as manure for gardening                |
| 2     | Non Bio degradable waste | 936 Kg/Day     | NA                         | Handed over to local recycler for recycling |
| 3     | STP sludge               | 4.3 Kg/Day     | Dewatering                 | Used as manure for gardening                |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

| Sr No | Category No.        | Quantity | UoM   | Treatment | Disposal                          |
|-------|---------------------|----------|-------|-----------|-----------------------------------|
| 1     | 5.1 Used /spent oil | 12       | Ltr/M | NA        | Sale to Auth. Party/ Re-processor |

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 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 utilized on land for gardening.
- 12 PP shall install organic waste digester along with composting facility/ bio-digester (biogas) with composting facility for the treatment of wet garbage.
- 13 Industry shall comply with the conditions stipulated in the Environment Clearance dtd. 05/04/2019.
- 14 PP shall top-up BG of Rs. 25 Lakh (including existing BG of Rs. 10 Lakh) towards compliance of EC and Consent to Establish conditions.
- 15 PP shall provide bus transport for residents/ employees to the extent possible directly or indirectly through the operator so as to reduce traffic congestion and resultant in reduction of air pollution.
- 16 This Consent is issued with the overriding effect over existing Consent to Establish Format 1.0/BO/CAC-cell/EIC-PN-23546-14/E(revalid & Amend)CAC-5792 dtd. 16/05/2015.

For and on behalf of the  
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),  
Member Secretary

**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            | 342000.00          | 5450657                   | 11/06/2019  | 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. Cheif Accounts Officer, MPCB,Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose



**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 **580 CMD for treatment of domestic effluent of 530 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>Standards prescribed by Board</b>          |
|----------------|--------------------|---|
|                |                    | Limiting Concentration in mg/l, except for pH |
| 1.             | BOD (3 days 27o C) | 10  |
| 2.             | Suspended Solids   | 20  |
| 3.             | COD                | 50  |
| 4.             | Residual Chlorine  | 1ppm  |

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening. In no case, effluent shall find its way outside Project's premise.
- 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   | 808.00                                  |
| 3.             | Processing whereby water gets polluted & pollutants are easily biodegradable                   | 0.00                                    |
| 4.             | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00                                    |

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



## SCHEDULE-II

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

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

| Stack No.   | Stack Attached To    | APC System                | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|-------------|----------------------|---------------------------|-----------------|--------------|----------------|
| S-1 to S-10 | DG Sets (10x125 KVA) | Acoustic Enclosure/ Stack | 2.5             | HSD          | 208 Kg/Hr      |

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

|                         |               |                        |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm <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:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



**SCHEDULE-III**  
**Details of Bank Guarantees:**

| <b>Sr. No.</b> | <b>Consent(C2E/C2O/C2R)</b> | <b>Amt of BG Imposed</b> | <b>Submission Period</b> | <b>Purpose of BG</b>  | <b>Compliance Period</b> | <b>Validity Date</b> |
|----------------|-----------------------------|--------------------------|--------------------------|---|--------------------------|----------------------|
| 1              | C2E (Revalidation)          | 2500000                  | Within 15 days           | Towards compliance of the Environmental Clearance & Consent to Establish conditions | 30.11.2024               | 31.03.2025           |

**\*\*** 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**

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




#### SCHEDULE-IV

##### Conditions during construction phase

|          |   |
|----------|---|
| <b>A</b> | During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.  |
| <b>B</b> | During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.  |
| <b>C</b> | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with 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.



## **Budget for Environment Management Plan**

### **Construction Phase:**

| <b>Sr. No.</b> | <b>Parameter</b>           | <b>Total cost in Lakhs per annum</b> |
|----------------|----------------------------|--------------------------------------|
| 1              | Water for Dust Suppression | 4.0                                  |
| 2              | Site Sanitation & Safety   | 2.5                                  |
| 3              | Environmental Monitoring   | 4.5                                  |
| 4              | Disinfection               | 3.0                                  |
| 5              | Health Check up            | 3.2                                  |
| <b>7</b>       | <b>Total Cost</b>          | <b>17.2</b>                          |

### **Operation Phase:**

| <b>Sr. No.</b> | <b>Pollution Control Measures</b> | <b>Capital Cost (Rs. Lakhs)</b> | <b>Recurring Cost Per Annum (Rs. Lakhs)</b> |
|----------------|-----------------------------------|---------------------------------|---|
| 1.             | STP Cost                          | 177                             | 28.0  |
| 2.             | Air, water, noise, soil           | --                              | 4.0   |
| 3.             | Energy                            | 100                             | 3.5   |
| 4.             | Garden                            | 86                              | 14.0  |
| 5.             | Solid Waste                       | 48                              | 7.0   |
| 6.             | Ground Water Recharge             | 10                              | 1.5   |
| 7.             | Swimming Pool                     | 5                               | 1.5   |
| 8.             | Tanker Water                      | -                               | 87.6  |
|                | <b>Total</b>                      | <b>426.00</b>                   | <b>147.1</b>                                |

## जाहीर नोटीस

आम्ही मे. इनॉर्बिट मॉल्स (इंडिया) प्रायव्हेट लिमिटेड सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या गट नं. ३७/३, ३७/४, २७/१, २७/२, २७/३, २७/४, २७/५, २५/४, २६/१+९अ, २६/२ अ+२ब, गाव मोहम्मद वाडी, पुणे, महाराष्ट्र येथील निवासी प्रकल्पाला दिनांक २८ ऑक्टोबर २०२० रोजी पत्र क्रं. SIA/MH/MIS/52170/2018. अन्वये पर्यावरणाच्या दृष्टिकोनातून सुधारीत मान्यता दिली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in/> या संकेतस्थळावर उपलब्ध आहे.

मे. इनॉर्बिट मॉल्स (इंडिया) प्रायव्हेट लिमिटेड

Loksatta - 3 November 2020

## PUBLIC NOTICE

We, **M/s. Inorbit Malls (India) Pvt Ltd** hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has been accorded amendment in Environmental Clearance for our Residential project – Raheja Vistas Premiere located at plot bearing S. No. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a, 26/2a+2b, Village Mohammad Wadi, Pune, Maharashtra vide letter dated **28th October 2020** bearing file No. SIA/MH/MIS/52170/2018. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in/>

**M/s. Inorbit Malls (India) Pvt Ltd**

The Indian Express – 3 November 2020

कार्यकारी अभियंता कार्यालय  
लष्कर पाणी पुरवठा विभाग  
पुणे महानगरपालिका  
जावक क्र.: - 9328  
दि.: - 17/11/16

ईनोर्बिट मॉल्स (इंडिया) प्रा. ली.  
तर्फे श्री. अनिल माथुर, कॉमर झोन, बिल्डींग नं ७ पहिला मजला,  
येरवडा, पुणे. ६.

विषय:- महमदवाडी स.नं. २७/१+२+३+४+५, ३७/३+४, २५/४, २६/१+९अ, २६/२अ+२ब रहेजा विस्टा टप्पा ४  
ता. हवेली पुणे येथील जागेसाठी लागणाऱ्या इनव्हॉरमेंट क्लिअरंस करीता लागणारे सर्व्हेरीट देणेबाबत.

संदर्भ :- लष्कर पाणी पुरवठा विभागास प्राप्त झालेले पत्र आ.क्र. २४४४ दि. ३०/१०/२०१८.

संदर्भांकित पत्रान्वये विषयांकित नियोजित गृहप्रकल्पास पर्यावरण नाहरकत पत्र मिळणेसाठी पाणी पुरवठा विभागाचा नाहरकत दाखल्याची मागणी आपण केली आहे. त्या अनुषंगाने खालील अटींचे अधीन राहून पाणी पुरवठा विभागाचा ना हरकत दाखला देत आहोत.

- १) विषयांकित मिळकतीवरील गृहसंकुलास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या सदनिकांचे प्रमाणात पाणी पुरवठा करणे करीता नळजोड प्रस्ताव सादर करणार.
- २) विकसक स्वखर्चाने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.
- ३) एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार.
- ४) जागेवर बांधकाम चालू करणेपुर्वी मिळकतीमधील मनापाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार.
- ५) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फ्लशिंगचे पाणी इ. कारणासाठी प्रत्येक फ्लॅटसाठी स्वतंत्र व्यवस्था करणार.
- ६) इमारती अंतर्गत पाणी वितरणासाठी प्रत्येक सदनिकेकरीता स्वतंत्र प्रणाली तयार करून संबंधित सोसायटी/अपार्टमेंट यांना हस्तांतरीत करणार.
- ७) सदर प्रकल्पाकरीता पाण्याचे उपलब्धते नुसार होणार पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतः करणार.
- ८) अंतर्गत वापरण्यात येणाऱ्या फिटींग्ज डिस्चार्ज ५ लिटर्स प्रति मिनिटापेक्षा कमी ठेवणार
- ९) सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार.
- १०) निवासी व व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.

११) प्रवर्तकाचे तज्ञ सल्लागार यांनी प्रस्तावित प्रकल्पात १३५४ सदनिकां करीता पाण्याची मागणी केली आहे.

वरील अटीचे अधीन राहून सांडपाण्याच्या पुर्नवापर गृहीत धरून पुणे मनपाच्या त्या वेळच्या धोरणानुसार व त्यावेळेस उपलब्ध असणाऱ्या पाणी पुरवठ्या नुसार विषयांकित नियोजित महमदवाडी स.नं. २७/१+२+३+४+५, ३७/३+४, २५/४, २६/१+९अ, २६/२अ+२ब, रहेजा विस्टा टप्पा ४ ता. हवेली पुणे येथील प्रकल्पासाठी पाणी पुरवठा करण्यात येईल.

सदरचा प्रोव्हिजनल ना हरकत दाखला, पर्यावरण ना हरकत मिळणेकरीता अर्जदाराचे विनंती वरून देण्यात येत आहे.  
कळावे.

  
उप अभियंता  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका





## Jan Adhar Sevabhavi Sanstha

C/O - Sevavardhini, 390-B, Narayan Peth, "Dattadham",  
Rashtrabhasha Bhavan Lane, Pune-30  
Tel. (020) 24433606, Email - [janadharpune@gmail.com](mailto:janadharpune@gmail.com)  
Reg.No.- Mah/5131/Latur

JSS/2018-2019/OCT/053

Date: 04<sup>th</sup> Oct. 2018

To,  
Inorbit Malls (I) Pvt. Ltd.  
Survey No. 144 and 145,  
Samrat Ashoka Path,  
Yerwada, Pune - 411 006.

We are NGO working in the field of waste management, ready to provide 'Waste Management services' for the project Raheja Vistas Premiere, located at S. No. 27/1+2+3, 37/3+4, 25/4, 26/1+9a, 26/2a+2b, Mohammad wadi, Pune - 411028, with following building configuration.

1. 16 residential buildings + 1 club house
2. No. of residential units: 1354

We will provide following services, for which contract will be made by the client:

- a. Design of door to door waste collection system
- b. Collection and transfer of non-biodegradable waste to authorized and certified recycling agencies.
- c. Collection and transfer of E-waste to MPCB authorized agencies.

Signing Authority

Project Co-Ordinator

Janadhar Sevabhavi Sanstha



H.O. - "Shyamkunj", Shyamnagar, Latur. (413531)  
Providing integrated solution of waste management

कार्यकारी अभियंता कार्यालय  
मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र.: - १६७२  
दिनांक :- १३/११/१८

प्रति,  
मे. इनॉर्बिट मॉल्स (इंडिया) प्रा.लि.  
स.नं.१४४ व १४५ कॉमर झोन  
बिल्डींग नं.७ पहिला मजला  
येरवडा पुणे - ४११ ००६

यांजकडेस...

विषय : मौजे मोहम्मदवाडी स.नं.२७/१+२+३+४+५, ३७/३+४, २५/४, २६/१+९अ, २६/२अ+२ब रहेजा विस्टा टप्पा ४, या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेबाबत.

संदर्भ : १) आपले पत्र आ.क्र. १५१८ दि. ३०/१०/२०१८  
२) कमेन्समेंट सर्टिफिकेट क्र. CC/2845/12 दि. २९/१२/२०१२

महाशय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण मौजे मोहम्मदवाडी स.नं.२७/१+२+३+४+५, ३७/३+४, २५/४, २६/१+९अ, २६/२अ+२ब रहेजा विस्टा टप्पा ४, या मिळकतीसाठी ड्रेनेज डेव्हलपमेंट चार्जेस महानगरपालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील बाबी प्रस्तावीत केलेल्या आहेत. (१३०८७७.९७ चौ.मी. बांधकाम क्षेत्रासाठी)

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|---|--|
| १ मिळकतीचे क्षेत्रफळ                      | - १३०८७७.९७ चौ.मी.   |
| २ बिलटप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) | - १५२७१४.१० चौ.मी.+ १२६७६०.६४ चौ.मी.<br>= २७९४७४.७४ चौ.मी.   |
| ३ इमारतीची संख्या आणि उंची                | - इमारत १६,<br>(T1A - 30 मी.) (T1B - 38 मी.)<br>(T2A - 38 मी.) (T2B - 30 मी.)<br>(T3 - 30 मी.) (T4 - 30 मी.)<br>(T5 - 70 मी.) (T6 - 70 मी.)<br>(T7 - 100 मी.) (T8 - 100 मी.)<br>(T9 - 100 मी.) (T10 - 100 मी.)<br>(T11A - 30 मी.) (T11B - 30 मी.)<br>(T12 - 70 मी.) (T13 - 70 मी.) |
| ४ निवासी संदनिका संख्या                   | - १३५४   |
| ५ व्यापारी गाळे संख्या                    | - -  |
| ६ मान्य नकाशा प्रत                        | - आहे.   |
| ७ जा.क्र. CC/2845/12 दि. २९/१२/२०१२       | - आहे.   |
| ८ आवश्यक पाणी पुरवठा                      | - 913.95 KLD   |
| ९ तयार होणारे मैलापाणी                    | - 731.16 KLD   |



- १० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता - 732 KLD
- ११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता - 810 KLD
- १२ एस.टी.पी डिझाईन ची ड्राईंग्स व अहवाल - प्रस्तावित केलेला आहे.
- १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे - नियोजित नकाशात दर्शविला आहे.
- १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना - गार्डन, फ्लशिंग व इत्यादी
- १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना - अद्याप जागेवर काम सुरु नाही. सदरचा पर्यावरण दाखला मिळणेसाठी ना हरकत पत्र आवश्यक आहे.
- १६ विकसनकर्ता यांचे र.रु.१००/- स्टॅम्प पेपरवर हमीपत्र - नाही.

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

- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनिःसारण नलिकेस जोडू नये.
- २) पावसाळ्यातील पाण्याची बोअरवेल घेऊन पाणी जिरवण्याची व्यवस्था स्वतंत्रपणे करणेत यावी.
- ३) सदर प्रकल्पासाठी (810 KLD.) घमी प्रतिदिन क्षमतेचा मैलाशुध्दीकरण केंद्र बांधण्यात यावे.
- ४) मैलाशुध्दीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing & Floor Washing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) प्रस्तुत प्रकल्पासाठी वरील संदर्भात नमूद केलेल्या ईसी व महाराष्ट्र पोल्यूशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू बील्ट/इस्टॅब्लीश, कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- ६) पुणे महानगरपालिका आरोग्य उप विधी मधील तरतुदी बंधनकारक राहतील.
- ७) सोबत जोडलेल्या अ.क्र.१ ते १६ बाबीं मध्ये काही बदल झाल्यास त्याप्रमाणे दुरुस्त ना-हरकत दाखला घ्यावा लागेल.

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

विषयांकित मिळकतीमधील अस्तित्वातील मलवाहिनी जोडाकरीता भविष्यात प्रस्ताव दाखल केल्यानंतर त्या परिसरातील अस्तित्वातील म.न.पा च्या मलवाहिनीस जोडणेस स्वतंत्रपणे मंजूरी घेणे आवश्यक आहे. तरी सदरचे नाहरकत प्रमाणपत्र पर्यावरण दाखल्यासाठी देणेत येत आहे.

*Vayadude*  
31/11/18

कार्यकारी अभियंता

मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

**Self-declaration regarding Bio-Medical Waste Management**

We, M/s. Inorbit Malls (India) Pvt. Ltd. hereby declare that we will segregate and store the bio medical waste including masks, gloves etc. separately on our construction site of residential project at S. No. 37/3, 37/4, 27/1, 27/2, 27/3, 27/4, 27/5, 25/4, 26/1+9a, 26/2a+2b, Village: Mohamamd wadi, Pune. We hereby assure that we will dispose it through MPCB authorized vendors/agencies.

Thanking you,

Yours Faithfully,  
for Inorbit Malls (India) Pvt. Ltd.

  
(Authorized Signatory)

Date: 16-06-2020  
Place: Pune

शहर अभियंता यांचे कार्यालय,  
पुणे महानगरपालिका.

जा.क्र. २/अजा/अ/१०३८५

दिनांक : १०/०३/२०२१

७०.० मी. उंचीपेक्षा जास्त उंचीच्या इमारतींच्या सादरीकरणाबाबत  
दि.१६.०२.२०२१ रोजी झालेल्या बैठकीचे इतिवृत

मा.महापालिका आयुक्त यांचे अध्यक्षतेखाली दि.१६.०२.२०२१ रोजी सकाळी १०.३० वाजता  
७० मी.पेक्षा जास्त उंचीच्या इमारतींना विकास परवानगी देण्याचे अनुषंगाने बैठक आयोजित करण्यात आली  
होती. सदर बैठकीस खालीलप्रमाणे उपस्थिती होती.

| अ.क्र.  | नांव                 | पद  |
|---|----------------------|---|
| १   | मा.विक्रम कुमार      | महापालिका आयुक्त                                      |
| २   | मा.प्रशांत वाघमारे   | शहर अभियंता   |
| ३   | श्री.राजेंद्र राऊत   | अधिक्षक अभियंता, बांधकाम विकास विभाग                  |
| ४   | श्री.प्रशांत रणपिसे  | मुख्य अग्निशामक अधिकारी, पुणे मनपा                    |
| ५   | श्री.रोहिदास गव्हाणे | कार्यकारी अभियंता, बांधकाम विकास विभाग, झोन क्र.१ व ४ |
| ६   | श्री.नामदेव गंभिरे   | कार्यकारी अभियंता, बांधकाम विकास विभाग, झोन क्र.२     |
| ७   | श्री.बिपिन शिंदे     | कार्यकारी अभियंता, शहर अभियंता कार्यालय               |
| आमंत्रित  |                      |   |
| १)पुणे पेठ, मंगलदास रोड, स.नं.४६८/ए, सि.स.नं.२ एफ , पाम ग्रुव्ह बीच हॉटेल्स प्रा.लि.  |                      |   |
| १)  | श्री.प्रकाश कुलकर्णी | ला.आर्किटेक्ट   |
| २)  | श्री.अशिष गुप्ते     | स्ट्रक्चरल इंजिनियर                                   |
| ३)  | श्री.जे.एस.पेडणेकर   | एमईपी कन्सल्टंट (Mechanical, Electrical, Plumbing)    |
| ४)  | श्री.सुमित नरलावार   | स्ट्रक्चरल इंजिनियर                                   |
| ५)  | श्री. संजय शेनोलीकर  | विकसक पाम ग्रुव्ह बीच हॉटेल्स प्रा.लि यांचे तर्फे     |
| २)पुणे पेठ महमंदवाडी स.नं.२५/४, २६/१+१अ+२अ/२ब, २७/१ (पार्ट) +२+३ प्लॉट अ २७/४+५, ३७/३/४ प्लॉट बी मे.इनऑर्बिट मॉल्स (आय.) प्रा.लि.                               |                      |   |
| १)  | श्री.लक्ष्मण थिटे    | ला.आर्किटेक्ट   |
| २)  | श्री.निखिल इनामदार   | स्ट्रक्चरल इंजिनियर                                   |
| ३)  | श्रीमती कोमल जोशी    | जीओ टेक्नॉलॉजिस्ट                                     |
| ४)  | सौ.रुना पाटील        | पर्यावरण  |
| ५)  | श्री.मंदार बिडकर     | एमईपी (Mechanical, Electrical, Plumbing)              |
| ६)  | श्री.निशिकांत शिंपी  | विकसक मे.इनऑर्बिट मॉल्स (आय.) प्रा.लि.यांचे तर्फे     |
| ३)पुणे पेठ वडगांव शेरी स.नं.७/१ ते ७/५, ८/१/१/१/२ व ३/२ पार्ट येथील बिझनेस पार्क, टि-९ A & B व डब्ल्यू १ व डब्ल्यू ८ (निवासी+व्यापारी), ब्रम्हा कॉर्प लि. कॅम्प |                      |   |



|    |   |   |
|----|---|---|
| १) | श्री.नितीन वाघमारे  | ला.आर्किटेक्ट                             |
| २) | श्री.महेश खुर्द   | स्ट्रक्चरल इंजिनियर                       |
| ३) | श्री.गौरव एस.परब  | ग्लोबल जीओ टेक्नॉलॉजिस्ट                  |
| ४) | श्री.जे.एस.रेड्डी   | विकसक ब्रम्हा कॉर्प लि. कॅम्प यांचे तर्फे |
|    | ४)पुणे पेठ गुलटेकडी स.नं.५१४/१, ५१३ अ/१, ५१३/१, सि.स.नं.३६/१+ ३७/१ +३८, फा.प्लॉट नं.३९४ +३९५ अ, टी.पी.एस.नं.३, पुणे येथील बिल्डींग ए ९८.९५ मी., बिल्डींग बी ९४.७० मी.उंचीच्या (निवासी+व्यापारी) दोन इमारतींचा मे.सुयोग डेव्हलपमेंट कॉर्पोरेशन |   |
| १) | श्री.जगदीश पी.देशपांडे  | ला.आर्किटेक्ट                             |
| २) | श्री.हृषीकेश मोने   | स्ट्रक्चरल इंजिनियर                       |
| ३) | श्री.गौरव एस.परब  | जीओ टेक्नॉलॉजिस्ट                         |
| ४) | श्रीमती मृणाल कर्वे   | पर्यावरण तज्ञ (अल्ट्रा टेक कन्सल्टंसी)    |
| ५) | श्री. कल्पेश शहा  | विकसक मे.सुयोग डेव्हलपमेंट कॉर्पोरेशन     |

मे.शासन निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो व प्रायो./कलम ३७ (१कक(ग) व कलम २०(४)/नवि-१३, दिनांक २.१२.२०२० अन्वये मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR-20) नियम क्र.६.१२ नुसार हायराईज बिल्डींगच्या ड्राईंग, स्ट्रक्चरल डिझाईन, जीओ-टेक्निकल सर्व्हे, फायर सेफ्टी याबाबतची तपशीलवार तपासणी तसेच पर्यावरण सुरक्षिततेच्या दृष्टीने प्रकल्पाची तपासणी प्रवर्तकाच्या त्या त्या क्षेत्रातील तज्ञ सल्लागार व तज्ञांमार्फत करणे आवश्यक आहे. या अनुषंगाने पुणे महानगरपालिका स्तरावर ७०.० मी.उंचीपेक्षा जास्त उंचीच्या इमारतींचे प्रस्ताव तांत्रिक छाननी करणेसाठी खालील समिती स्थापन करण्यास मा.महापालिका आयुक्त यांनी दिनांक ३१.१२.२०२० रोजी मान्यता दिलेली आहे.

- १) मा.महापालिका आयुक्त-अध्यक्ष
- २) शहर अभियंता- सह अध्यक्ष
- ३) अधीक्षक अभियंता, बांधकाम विकास विभाग- सदस्य
- ४) मुख्य अग्निशमन अधिकारी- सदस्य
- ५) संबंधित बांधकाम विकास विभागाचे कार्यकारी अभियंता-सदस्य सचिव
- ६) संबंधित प्रकल्पाचे स्ट्रक्चरल डिझाईनर- आमंत्रित
- ७) संबंधित प्रकल्पाचे जीओ टेक्निकल तज्ञ- आमंत्रित
- ८) संबंधित प्रकल्पाचे आर्किटेक्ट- आमंत्रित

सदर समितीची प्रथम बैठक दिनांक १६.०२.२०२१ रोजी महापालिका आयुक्त कार्यालयात आयोजित करण्यात आली होती. बैठकीत एकूण ४ प्रस्तावांचे सादरीकरण करण्यात आले.

**विषय क्र.१ : पुणे पेठ, मंगलदास रोड, स.नं.४६८/ए, सि.स.नं.२ एफ येथील हॉटेल इमारत, ३ बेसमेंट +पार्किंग+ तळमजला+१५ मजले, उंची ७७.३० मी.मे. पाम ग्रुव्ह बीच हॉटेलस प्रा.लि. रामदा हॉटेल पाम ग्रुव्ह, जुहु बीच, मुंबई-४९ यांचा हॉटेल विस्तारीकरणाचा प्रस्ताव ला. आर्किटेक्ट श्री.प्रकाश कुलकर्णी, स्ट्रक्चरल व जीओ टेक्नीकल तज्ञ सल्लागार यांचे मार्फत सादरीकरण व मान्यतेसाठी सादर करण्यात आला.**

| अ.क्र. | इमारत        | उंची     |
|--------|--------------|----------|
| १.     | इमारत क्र. १ | ७७.३० मी |

सदर प्रकरणी कॉलेज ऑफ इंजिनिअरिंग, पुणे यांजकडील स्ट्रक्चरल तपासणी दाखला तसेच जिओटेक्निकल तपासणी दाखला सादर करणेत आलेला आहे. पुणे महानगरपालिकेच्या अग्निशमन विभागाकडील फायर एनओसी प्रकरणी दाखल आहे. तसेच पुणे विद्यापीठातील पर्यावरण विभागाकडील पर्यावरणासंबंधी तपासणी दाखला प्राप्त आहे. संरक्षण विभागाकडील (Ministry of Defence M.O.D.) ना हरकत दाखला प्रकरणी दाखल करणेत आलेला आहे. तसेच हायराईज कमिटी छाननी फी चलन, Soil Investigation Report इ. कागदपत्र प्रस्तावात समाविष्ट असून त्यांचाही सादरीकरणात समावेश करण्यात आलेला आहे. सर्व ना हरकत पत्र, दाखल कागदपत्र योग्य असल्याने सर्वानुमते प्रस्ताव मान्य करण्यात आला.

विषय क्र.२ : पुणे पेठ महमंदवाडी स.नं.२५/४, २६/१+१अ+२अ/२ब, २७/१ (पार्ट) +२+३ प्लॉट अ २७/४+५, ३७/३/४ प्लॉट बी येथील तळ मजला पार्किंग + ४ पार्किंग + पोटिअम ग्राऊंड+ २७ मजले (T7, T8, T9, T10) उंची ९७.६२ मी. मे.इनऑर्बिट मॉल्स (आय.) प्रा.लि. यांचा ला.आर्कीटेक्ट श्री.लक्ष्मण थिटे, स्ट्रक्चरल व जीओ टेक्नीकल तज्ञ सल्लागार यांचे मार्फत सादरीकरण व मान्यतेसाठी सादर करण्यात आला.

| अ. क्र. | इमारत          | उंची     |
|---------|----------------|----------|
| १.      | इमारत क्र. T7  | ९७.६२ मी |
| २.      | इमारत क्र. T8  | ९७.६२ मी |
| ३.      | इमारत क्र. T9  | ९७.६२ मी |
| ४.      | इमारत क्र. T10 | ९७.६२ मी |

सदर प्रकरणी कॉलेज ऑफ इंजिनिअरिंग, पुणे यांजकडील स्ट्रक्चरल तपासणी दाखला तसेच जिओटेक्निकल तपासणी दाखला सादर करणेत आलेला आहे. पुणे महानगरपालिकेच्या अग्निशमन विभागाकडील फायर एनओसी प्रकरणी दाखल आहे. तसेच पुणे विद्यापीठातील पर्यावरण विभागाकडील पर्यावरणासंबंधी तपासणी दाखला प्राप्त आहे. संरक्षण विभागाकडील (Ministry of Defence M.O.D.) ना हरकत दाखला प्रकरणी दाखल करणेत आलेला आहे. तसेच हायराईज कमिटी छाननी फी चलन, Soil Investigation Report इ. कागदपत्र प्रस्तावात समाविष्ट असून त्यांचाही सादरीकरणात समावेश करण्यात आलेला आहे. सर्व ना हरकत पत्र, दाखल कागदपत्र योग्य असल्याने सर्वानुमते प्रस्ताव मान्य करण्यात आला.

विषय क्र.३ : पुणे पेठ वडगांव शेरी स.नं.७/१ ते ७/५, ८/१/१/१/२ व ३/२ पार्ट येथील बिझनेस पार्क, टि-९ A & B व डब्ल्यू १ व डब्ल्यू ८ (निवासी+व्यापारी) या इमारतीचे ८४ मी. उंचीचे बांधकाम परवानगीबाबत ब्रम्हा कॉर्प लि. कॅम्प यांचा प्रस्ताव ला.आर्कीटेक्ट श्री.मुनील वर्तक अँड असो., पुणे, स्ट्रक्चरल व जीओ टेक्नीकल तज्ञ सल्लागार यांचे मार्फत सादरीकरण व मान्यतेसाठी सादर करण्यात आला.

आला. सदर प्रस्तावाचा लेआऊट यापूर्वी ६९.९० मी. उंचीपर्यंत मंजूर करण्यात आलेला आहे. त्याप्रमाणे जागेवर बांधकाम सुरु आहे.

| अ. क्र. | इमारत   | उंची     |
|---------|---------|----------|
| १.      | Tower 9 | ८४.०० मी |
| २.      | W-1     | ८४.०० मी |
| ३.      | W-8     | ८४.०० मी |

सदर प्रकरणी कॉलेज ऑफ इंजिनिअरिंग, पुणे यांजकडील स्ट्रक्चरल तपासणी दाखला तसेच जिओटेक्निकल तपासणी दाखला सादर करणेत आलेला आहे. पुणे महानगरपालिकेच्या अग्रिशमन विभागाकडून प्रकरणी छाननी करून छाननी शुल्कचे चलन विकसकास आदा करणेत आलेले आहे. सदर शुल्क भरणा न केलेने फायर एनओसी प्रलंबित आहे. पुणे विद्यापीठातील पर्यावरण विभागाकडील पर्यावरणासंबंधी तपासणी दाखला प्राप्त आहे तसेच संरक्षण विभागाकडील (Ministry of Defence M.O.D.) ना हरकत दाखला प्रकरणी दाखल करणेत आलेला आहे. तसेच हायराईज कमिटी छाननी फी चलन, Soil Investigation Report इ. कागदपत्र प्रस्तावात समाविष्ट असून त्यांचाही सादरीकरणात समावेश करण्यात आलेला आहे.

सदर प्रस्तावामध्ये १५ मी, १८ मी व २४ मी याप्रमाणे डी. पी. रस्ते दर्शवून लेआऊट प्रस्ताव मंजूर करण्यात आलेला आहे. सदर प्रस्तावातील १८ मी रस्ता पूर्णतः विकसित असून उर्वरित १५ मी व २४ मी रस्ते विकसकाच्या मिळकतीमध्ये विकसित करणेत आलेले आहेत. तथापि सदर रस्त्यांची उर्वरित लांबीची connectivity जागेवर पूर्ण झालेली नाही. याबाबत प्रस्तावित इमारतीच्या प्रस्तावातील विकास योजना रस्ते व उपलब्ध अस्तित्वातील पोहोच रस्त्यांचे सदर हायराईज इमारतीमुळे ट्रॅफिकवर होणारा भार व त्या अनुषंगाने सविस्तर अभ्यास करून पुढील बैठकीत सादरीकरण करण्याच्या सूचना मा.महापालिका आयुक्त यांनी दिल्या. त्या अनुषंगाने प्रस्ताव मान्यतेबाबत पुढील बैठकीत निर्णय घेण्याचे ठरले.

विषय क्र.४ : पुणे पेठ गुलटेकडी स.नं.५१४/१, ५१३ अ/१, ५१३/१, सि.स.नं.३६/१+३७/१+३८, फा.प्लॉट नं.३९४+३९५ अ, टी.पी.एस.नं.३, पुणे येथील बिल्डींग ए ९८.९५ मी., बिल्डींग बी ९४.७० मी.उंचीच्या (निवासी+व्यापारी) दोन इमारतींचा मे.सुयोग डेव्हलपमेंट कॉर्पोरेशन, युनिट-१२ एल.एल.पी.पुणे यांचा इमारतीचे बांधकाम परवानगीबाबतचा प्रस्ताव आर्कीटेक्ट श्री.जगदिश देशपांडे., पुणे, स्ट्रक्चरल व जीओ टेक्नीकल तज्ञ सल्लागार यांचे मार्फत सादरीकरण व मान्यतेसाठी सादर करण्यात आला.

| अ. क्र. | इमारत     | उंची     |
|---------|-----------|----------|
| १.      | इमारत - A | ९८.९५ मी |
| २.      | इमारत - B | ९४.७० मी |

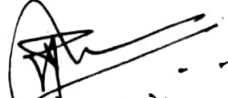
सदर प्रकरणी कॉलेज ऑफ इंजिनिअरिंग, पुणे यांजकडील स्ट्रक्चरल तपासणी दाखला तसेच जिओटेक्निकल तपासणी दाखला सादर करणेत आलेला आहे. पुणे महानगरपालिकेच्या अग्रिशमन विभागाकडील फायर एनओसी प्रकरणी दाखल आहे. तसेच पुणे विद्यापीठातील पर्यावरण विभागाकडील



पर्यावरणासंबंधी तपासणी दाखला प्राप्त आहे. संरक्षण विभागाकडील (Ministry of Defence M.O.D.) ना हरकत दाखला प्रकरणी दाखल करणेत आलेला आहे. तसेच हायराईज कमिटी छाननी फी चलन, Soil Investigation Report इ. कागदपत्र प्रस्तावात समाविष्ट असून त्यांचाही सादरीकरणात समावेश करण्यात आलेला आहे. सर्व ना हरकत पत्र, दाखल कागदपत्र योग्य असल्याने सर्वानुमते प्रस्ताव मान्य करण्यात आला.

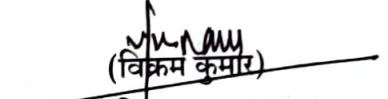
उपरोक्त प्रमाणे सदर चार प्रस्तावांबाबत एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR २०२०) मधील नियम क्र.६.१२ नुसार सर्व हायराईज इमारतींची स्ट्रक्चरल आणि इतर स्थिरता व सुरक्षिततेची ( Structural and other stability and safety) जबाबदारी संबंधित प्रकल्पाचे मालक/विकासक, आणि त्यांनी नेमणूक केलेले प्रकल्पाचे वास्तुविशारद, स्ट्रक्चरल डिझायनर, जिओटेक्निकल सल्लागार, पर्यावरण सल्लागार, फायर सेफ्टीबाबतचे सल्लागार यांचेवर असणार आहे.

वरीलप्रमाणे बैठकीत निर्णय होऊन बैठक संपन्न झाली.



(प्रशांत वाघमारे)

शहर अभियंता तथा  
सह अध्यक्ष  
हायराईज छाननी समिती  
पुणे महानगरपालिका



(विक्रम कुमार)  
महापालिका आयुक्त तथा  
अध्यक्ष  
हायराईज छाननी समिती  
पुणे महानगरपालिका

Report No:-Report No: GCI/V/LAB/21-22/April-00/0567

Date: 28.04.2022

## ANALYSIS REPORT

| Client details         |   | Sample Details          |                         |
|------------------------|---|-------------------------|-------------------------|
| Name                   | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.  | Sample Code             | GCI/V/22/D2/AA1         |
| Address                | S.no.37/3,37/4,27/1,27/2,27/3,27/4,27/5,25/4,26/1+9a,26/2a +2B, Mohammad Wadi, District-Pune, Maharashtra | Location                | NEAR SECURITY GATE      |
|                        |   | Date of Sampling        | 20.04.2022              |
| Sampling Done By       | Mr. Pragnesh  | Date of Sample Received | 21.04.2022              |
| Analysis Starts On     | 21.04.2022  | Sampling Instrument     | RDS, FPS                |
| Analysis Completion On | 27.04.2022  | 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> | 75.1        | 100   | IS 5182 : Part 23 : 2006 |
| 2       | Particulate Matter (PM <sub>2.5</sub> ) | µg/m <sup>3</sup> | 41.5        | 60  | NAAQS Guidelines         |
| 3       | Sulphur dioxide (SO <sub>2</sub> )      | µg/m <sup>3</sup> | 14.6        | 80  | IS 5182 : Part 2 : 2001  |
| 4       | Oxides of Nitrogen (NO <sub>x</sub> )   | µg/m <sup>3</sup> | 20.1        | 80  | IS 5182 : Part 6 : 2006  |
| 5       | Carbon Monoxide CO                      | mg/m <sup>3</sup> | 0.57        | 2.0   | IS 5182 : Part 10 : 1999 |
| 6       | Ozone as O <sub>3</sub>                 | µg/m <sup>3</sup> | 12.5        | 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> | BDL (<5)    | 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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Report No:-Report No: GCI/V/LAB/21-22/April-00/0567

Date: 28.04.2022

## ANALYSIS REPORT

| Client details         |   | Sample Details          |                          |
|------------------------|---|-------------------------|--------------------------|
| Name                   | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.  | Sample Code             | GCI/V/22/D2/AA2          |
| Address                | S.no.37/3,37/4,27/1,27/2,27/3,27/4,27/5,25/4,26/1+9a,26/2a +2B, Mohammad Wadi, District-Pune, Maharashtra | Location                | SOUTHWEST CORNER OF SITE |
|                        |   | Date of Sampling        | 20.04.2022               |
| Sampling Done By       | Mr. Pragnesh  | Date of Sample Received | 21.04.2022               |
| Analysis Starts On     | 21.04.2022  | Sampling Instrument     | RDS, FPS                 |
| Analysis Completion On | 27.04.2022  | 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> | 71.6       | 100   | IS 5182 : Part 23 : 2006 |
| 2       | Particulate Matter (PM <sub>2.5</sub> ) | µg/m <sup>3</sup> | 44.9       | 60  | NAAQS Guidelines         |
| 3       | Sulphur dioxide (SO <sub>2</sub> )      | µg/m <sup>3</sup> | 16.3       | 80  | IS 5182 : Part 2 : 2001  |
| 4       | Oxides of Nitrogen (NO <sub>x</sub> )   | µg/m <sup>3</sup> | 22.4       | 80  | IS 5182 : Part 6 : 2006  |
| 5       | Carbon Monoxide CO                      | mg/m <sup>3</sup> | 0.61       | 2.0   | IS 5182 : Part 10 : 1999 |
| 6       | Ozone as O <sub>3</sub>                 | µg/m <sup>3</sup> | 11.6       | 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> | BDL (<5)   | 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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Report No:-Report No: GCI/V/LAB/21-22/April-00/0567

Date: 28.04.2022

## ANALYSIS REPORT

| Client details         |   | Sample Details          |                          |
|------------------------|---|-------------------------|--------------------------|
| Name                   | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.  | Sample Code             | GCI/V/22/D2/AA3          |
| Address                | S.no.37/3,37/4,27/1,27/2,27/3,27/4,27/5,25/4,26/1+9a,26/2a +2B, Mohammad Wadi, District-Pune, Maharashtra | Location                | NORTHEAST CORNER OF SITE |
|                        |   | Date of Sampling        | 20.04.2022               |
| Sampling Done By       | Mr. Pragnesh  | Date of Sample Received | 21.04.2022               |
| Analysis Starts On     | 21.04.2022  | Sampling Instrument     | RDS, FPS                 |
| Analysis Completion On | 27.04.2022  | 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> | 76.1       | 100   | IS 5182 : Part 23 : 2006 |
| 2.      | Particulate Matter (PM <sub>2.5</sub> ) | µg/m <sup>3</sup> | 49.1       | 60  | NAAQS Guidelines         |
| 3.      | Sulphur dioxide (SO <sub>2</sub> )      | µg/m <sup>3</sup> | 18.5       | 80  | IS 5182 : Part 2 : 2001  |
| 4.      | Oxides of Nitrogen (NO <sub>x</sub> )   | µg/m <sup>3</sup> | 29.4       | 80  | IS 5182 : Part 6 : 2006  |
| 5.      | Carbon Monoxide CO                      | mg/m <sup>3</sup> | 0.61       | 2.0   | IS 5182 : Part 10 : 1999 |
| 6.      | Ozone as O <sub>3</sub>                 | µg/m <sup>3</sup> | 12.4       | 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> | BDL (<5)   | 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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Report No:-Report No: GCI/V/LAB/21-22/April-00/0567

Date: 28.04.2022

## ANALYSIS REPORT

| Client Details      |  |              | Sample Details      |                                 |
|---------------------|--|--------------|---------------------|---------------------------------|
| Name                | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.   |              | Sample Code         | GCI/V/22/D2/N1-3                |
| Address             | S. No. 20, Hissa No. 1 to 7, Mohammed Wadi, Nibm Annex, Behind Marvel Sangria, Pune - 411 048, Maharashtra |              | Location            | As per table                    |
|                     |  |              | Quantity            | NA                              |
|                     |  |              | Date of Measurement | 20.04.2022                      |
|                     |  |              | Sampling Instrument | Sound Level Meter (HTC/SL-1352) |
| Measurement Done By |  | Mr. 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) | 45.1     | 55                     | 43.5       | 45                     |
| 2.      | Southwest Corner of the Site | dB (A) | 42.5     | 55                     | 40.8       | 45                     |
| 3.      | Northeast Corner of the Site | dB (A) | 40.7     | 55                     | 39.1       | 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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Date: 28.04.2022

## ANALYSIS REPORT

| Client Details         |   | Sample Details       |                        |
|------------------------|---|----------------------|------------------------|
| Name                   | Royal Palms, M/s. Royal Construction Combine India Pvt. Ltd.  | Sample Code          | GCI/V/22/D2/s1         |
| Address                | S. No. 20, Hissa No. 1 to 7, Mohhammed Wadi, Nibm Annex, Behind Marvel Sangria, Pune - 411 048, Maharashtra | Location             | SOIL – GREEN BELT AREA |
|                        |   | Quantity             | 2.0 kg                 |
| Sampling Done By       | Mr. Pragnesh  | Date of Sampling     | 20.04.2022             |
| Analysis Starts on     | 21.04.2022  |                      |                        |
| Analysis Completion On | 12.04.2021  | Sample Received Date | 21.04.2022             |

## SOIL ANALYSIS RESULTS

| Sr. No. | Parameter                                     | Unit     | Results    | Test Procedure          |
|---------|---|----------|------------|-------------------------|
| 1       | pH (1:5 Soil Suspension)                      | -        | 6.1        | IS 2720 (Part 26):1987  |
| 2       | Electrical Conductivity (1:5 Soil Suspension) | mS/cm    | 0.42       | EPA Method 9045         |
| 3       | Total Nitrogen as N                           | mg/kg    | 54.1       | Kjeldahl Method         |
| 4       | Phosphate as P                                | mg/kg    | 62.6       | Olsen Method            |
| 5       | Potassium as K                                | mg/kg    | 225        | EPA 3050 B              |
| 6       | Exchangeable Calcium as Ca                    | meq/100g | 15.8       | EPA 3050 B              |
| 7       | Exchangeable Magnesium as Mg                  | meq/100g | 14.7       | EPA3050 B               |
| 8       | Exchangeable Sodium as Na                     | meq/100g | 0.84       | EPA3050 B               |
| 9       | Organic Matter                                | %        | 1.72       | Walkey and Black Method |
| 10      | Texture                                       | -        | Sandy Clay | Robinson Pipette Method |

BDL =Below Detectable Limit

DL =Detectable Limit



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Date: 28.04.2022

## ANALYSIS REPORT

| Client Details         |   | Sample Details       |                              |
|------------------------|---|----------------------|------------------------------|
| Name                   | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.  | Sample Code          | GCI/V/22/D2/DW1              |
| Address                | S. No. 20, Hissa No. 1 to 7, Mohhammed Wadi, Nibm Annex, Behind Marvel Sangria, Pune - 411 048, Maharashtra | Location             | Water supply at Project Site |
|                        |   | Quantity             | 2000 ml                      |
| Sampling Done By       | Mr. Pragnesh  | Date of Sampling     | 20.04.2022                   |
| Analysis Starts on     | 21.04.2022  | Sampling Method      | APHA 1060                    |
| Analysis Completion On | 27.04.2022  | Sample Received Date | 21.04.2022                   |

## 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                               | -     | 6.7         | 6.5-8.5                                | IS : 3025 Part 11- 1983 (Reaff:2002)                |
| 6       | Total Dissolved Solids                    | mg/l  | 223         | 500                                    | IS : 3025 Part 16-1984 (Reaff:2003)                 |
| 7       | Total Alkalinity as CaCO <sub>3</sub>     | mg/l  | 104         | 200                                    | IS : 3025 Part 23- 986(Reaff:2003)                  |
| 8       | Total Hardness as CaCO <sub>3</sub>       | mg/l  | 84          | 200                                    | IS : 3025 Part 21-2009                              |
| 9       | Calcium as Ca                             | mg/l  | 51          | 75                                     | IS : 3025 Part 40-1991 (Reaff:2003)                 |
| 10      | Magnesium as Mg                           | mg/l  | 25          | 30                                     | APHA 22nd EDITION-3500 Mg-B                         |
| 11      | Chloride as Cl <sup>-</sup>               | mg/l  | 85          | 250                                    | IS : 3025 Part 32-1988 (Reaff:2003)                 |
| 12      | Sulphate as SO <sub>4</sub>               | mg/l  | 82          | 200                                    | APHA 22nd EDN-4500- SO <sub>4</sub> <sup>2-</sup> E |
| 13      | Nitrate as NO <sub>3</sub>                | mg/l  | 30          | 45                                     | APHA 22nd EDN -4500- NO <sub>3</sub> <sup>-</sup> B |
| 14      | Iron as Fe                                | mg/l  | 0.14        | 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  | 0.51        | 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  | 0.83        | 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      | Aluminium                                 | mg/l  | BDL (<0.03) | 0.03                                   | IS:3025 Part:55 (Reaff:2003)                        |

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Date: 28.04.2022

## ANALYSIS REPORT

| Client Details         |  | Sample Details       |                      |
|------------------------|--|----------------------|----------------------|
| Name                   | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.   | Sample Code          | GCI/V/22/D2/WW1      |
| Address                | S. No. 20, Hissa No. 1 to 7, Mohammed Wadi, Nibm Annex, Behind Marvel Sangria, Pune - 411 048, Maharashtra | Location             | Outlet sample of STP |
|                        |  | Quantity             | 2000 ml              |
| Sampling Done By       | Mr. Pragnesh   | Date of Sampling     | 20.04.2022           |
| Analysis Starts on     | 21.04.2022   | Sampling Method      | APHA 1060            |
| Analysis Completion On | 27.04.2022   | Sample Received Date | 21.04.2022           |

## TREATED WATER ANALYSIS RESULTS

| Sr. No. | Parameter              | Unit | Results | Concentration not to be exceeded as per recent MPCB standards | Reference Method |
|---------|------------------------|------|---------|---|------------------|
| 1       | pH at 25 °C            | -    | 7.1     | 6.5-9.0   | APHA 2025 B      |
| 2       | BOD (3 days @ 27°C)    | mg/l | 4.5     | 10  | APHA 5210        |
| 3       | Total Suspended Solids | mg/l | 9.2     | 20  | APHA 2540 D      |
| 4       | COD                    | mg/l | 32      | 50  | APHA 5220        |

BDL =Below Detectable Limit



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Date: 28.04.2022

## ANALYSIS REPORT

| Client Details         |   | Sample Details       |                 |
|------------------------|---|----------------------|-----------------|
| Name                   | Raheja Vistas Premiere, M/s. Inorbit Malls (India) Pvt. Ltd.  | Sample Code          | GCI/V/22/D2/M1  |
| Address                | S. No. 20, Hissa No. 1 to 7, Mohhammed Wadi, Nibm Annex, Behind Marvel Sangria, Pune - 411 048, Maharashtra | Location             | Manure from OWC |
|                        |   | Quantity             | 2.0 kg          |
| Sampling Done By       | Mr. Pragnesh  | Date of Sampling     | 20.04.2022      |
| Analysis Starts on     | 21.04.2022  |                      |                 |
| Analysis Completion On | 27.04.2022  | Sample Received Date | 21.04.2022      |

## MANURE ANALYSIS RESULTS

| Sr. No. | Parameter            | Unit               | Results                     | Limits as per FCO                          |
|---------|----------------------|--------------------|-----------------------------|--|
| 1       | pH                   | -                  | 7.2                         | 6.5-7.5                                    |
| 2       | Moisture             | %                  | 18.2                        | <25  |
| 3       | Colour               | -                  | Blackish Brown              | Dark brown to Black                        |
| 4       | Odour                | -                  | Absence of Foul Smell       | Absence of Foul smell                      |
| 5       | Bulk Density         | gm/cm <sup>3</sup> | 0.32                        | <1.0                                       |
| 6       | Total Organic Carbon | %                  | 20.1                        | >14.0                                      |
| 7       | Total Nitrogen as N  | %                  | 1.1                         | >0.8                                       |
| 8       | Phosphate as P       | %                  | 0.4                         | >0.4                                       |
| 9       | Potassium as K       | %                  | 0.9                         | >0.4                                       |
| 10      | C:N ratio            |                    | 18.27                       | <20:1                                      |
| 11      | Particle Size        | %                  | 91 % pass through 4mm Sieve | Min 90% material pass through 4mm IS sieve |



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