

Date: 30th December, 2024

To,
The Chief Conservator of forest,
Regional Office (WCZ), Ministry of Environment, Forest & Climate Change,
Ground floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur – 440001.
Maharashtra.

Subject: Submission of half yearly Compliance report for Construction of “Sai Mystique” Project being Developed by M/s “Sai Shree Developers” at S. No. 11/7, 11/8, 11/9 (part) & 11/2, Village: Ambegaon (Bk), Near Sinhgad Institute, District: Pune, Maharashtra.

Ref: SEIAA Meeting No: 173 Meeting Date: August 1, 2019 (SEIAA STATEMENT-0000001275) SEIAA-MINUTES-0000002609 SEIAA-EC-0000002359, dated 20th July 2021.

Respected Sir,

With reference to the above subject, we are submitting the current status of our construction work, monitoring reports & point wise compliance status to various stipulations laid down by the ministry of Environment & forest along with necessary enclosure and annexure.

In accordance to your requirement please find enclosed herewith following documents for Post EC for the subject project for your kind reference.

1. Data sheet (July 2024 to December 2024)
2. Environment Clearance Letter
3. Compliance Report
4. Environment Monitoring Report (July 2024 to December 2024)
5. Annexure I – Project Details
6. Annexure II –EMP Cost
7. Current Project Status Report
8. Copy of Consent to Establish
9. Copy of Consent to Operate Renewal

Hope you will find the above in line with your requirement.
Thanking you,

Yours faithfully,
For Sai Shree Developers



f. Authorised Signatory

Copy to:

The member secretary, Maharashtra Pollution Control Board, Kalpataru Point,
3rd & 4th floor, Opp. Cine Planet, Sion Circle, Mumbai- 400022, India.



Six monthly Compliance Report

Proposed Residential Project- **Sai Mystique** at Sr. No. 11/7,
11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad
Institute, Ambegaon (BK), Pune

By

M/s. **Sai Shree Developers**

(July to December 2024)

INDEX

| No. | Particulars |
|------------|--|
| 1. | Point wise Compliance Status |
| 2. | Datasheet |
| 3. | Annexures |
| Annexure 1 | Environmental Clearance |
| Annexure 2 | Consent To Establish |
| Annexure 3 | All Consent to Operate copies |
| Annexure 4 | Monitoring Report of Water, Air Soil & Noise |
| Annexure 5 | Site Images & Site Status |

Point wise Compliance Status

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued **vide EC Letter No. SEIAA-EC-0000002359 dated 20.07.2021**

Construction of building Partly completed as per EC received & Part occupancy has been given to the project in phases.

| Sr. No. | EC General Condition | Reply |
|---------|---|---|
| 1. | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. | E-waste will be collected regularly and sequentially given to the Swacha authorized E-waste management agencies. |
| 2. | 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. | Water supply & drainage NOC has been obtained from Pune Municipal Corporation. Occupation certificate issued to the project by local planning authority after verifying water and drainage NOC's from PMC's department. Including connectivity of the sewer line to the project site. |
| 3. | 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. | Noted. Please refer Annexure for Environmental Clearance (EC) Copy. |
| 4. | PP has to abide by the conditions stipulated by SEAC& SEIAA. | Noted |
| 5. | 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 | Noted. The height and construction built up area of the construction will be in accordance with the existing FSI/FAR norms of the urban local body commencement certificate to work has been obtained for the |

| | | |
|-----|--|---|
| | approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area. | proposed survey numbers from Pune Municipal corporation. |
| 6. | 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. | Received Consent from MPCB. Attached as an annexure |
| 7. | All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. | All sanitary and hygienic measures have been taken on site during Construction phase. |
| 8. | 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. | Adequate drinking water and sanitary facilities have been provided to the few construction workers present on the site. Please refer report of quality analysis of provided drinking water. |
| 9. | 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. | Solid waste generated on site by workers was taken away by Pune Municipal corporation. |
| 10. | 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. | PP Complied the Condition. Part of the Project is in operation Phase. |
| 11. | Arrangement shall be made that waste water and storm water do not get mixed. | Separate arrangement has been made for the disposal of storm water and drainage management. Disposal of storm water will be in storm drain near site/adjacent river and excess treated water is disposed in sewer line near site. |
| 12. | All the topsoil excavated during construction activities should be stored | Top soil excavated during construction activities was stored |

| | | |
|-----|---|---|
| | for use in horticulture / landscape development within the project site. | and used for landscape development. |
| 13. | 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. | Complied. |
| 14. | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. | Landscape area provided on ground is 10%. Landscape with green lawn and shrubs provides with needed pathways in hard floor. Also, maximum indigenous species has been proposed. |
| 15. | 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 has been carried out <ul style="list-style-type: none"> • The Monitoring report for soil is attached as Annexure. |
| 16. | 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. | Complied during construction stages. |
| 17. | 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. | No hazardous waste generated during the construction phase. |
| 18. | The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards. | The DG sets provided of Total Nos of DG: 125 KVA complying to Environments (Protection) Rules prescribed for air and noise emission standards. |
| 19. | The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken. | The storage of diesel will not be more than 50 lit at a time which will be stored in impervious tank. Since the quantity of diesel is less, no NOC is required for the same. |
| 20. | Vehicles hired for bringing construction material to the site should be in good condition and should have a | Complied during construction stages. |

| | | |
|-----|--|--|
| | pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours. | |
| 21. | Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. | Air and noise have been monitored and all the values are within the limits. Monitoring report is attached as Annexure . |
| 22. | 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). | Not applicable. The project site is not located within the 100 km of Thermal Power Stations. Yes. We have used RMC for concreting. Used available fly ash for concreting, plastering and other civil works. |
| 23. | Ready mixed concrete must be used in building construction. | Complied |
| 24. | Storm water control and its re-use as per CGWB and BIS standards for various applications. | Appropriate Rain water harvesting system has been provided for storm water management. |
| 25. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | Complied during construction stages. |
| 26. | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | Ground water is not used for the project. |
| 27. | 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 | complied during/after execution of STP. The provision made for STP-1 is 208 KLD & STP-2 is 50 KLD for this project. Before commissioning of the STP we have obtained consent to operate from MPCB. The excess treated water generated from STP is used for gardening purpose. |

| | | |
|-----|--|--|
| | 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 odour problem from STP. | |
| 28. | 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. | Ground water is not used for the project. |
| 29. | 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 is provided. |
| 30. | 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. | Complied. |
| 31. | 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. | Glass used in windows only. |
| 32. | Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. | Complied at the time of installation |
| 33. | 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. | Project uses CFLs/TFLs for common lightning. Lighting power density in compliance with ECBC. Overall energy saving is 13 % Solar water heating system provided to all completed buildings. |

| | | |
|-----|---|---|
| | 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. | |
| 34. | 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. | complied at the time of installation. HSD fuel is used. |
| 35. | 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. | Construction activity was not carried out during night time. Noise monitoring report is attached as Annexure |
| 36. | 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. | Traffic congestion avoided. Internal parking provided |
| 37. | 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. | Complied. |
| 38. | The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation. | The buildings have been planned with adequate distance for fresh air, light and ventilation. |

| | | |
|-----|--|--|
| 39. | 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. | All the environmental practices will be monitored. An organizational set up formed to ensure the effective implementation of mitigation measures. |
| 40. | 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. | Environmental clearance has been obtained from the Environment Department, Govt. of Maharashtra as per the Environmental Clearance issued vide letter no. EC Letter No. SEIAA-EC-0000002359 dated 20.07.2021 |
| 41. | Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB. | Complying. Six monthly compliance report has been submitted to regional office of MoEF, Nagpur |
| 42. | 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. | No Occupancy were given unless all environmental infrastructures are installed and made functional. The excess treated water is used for gardening purpose. Before commissioning consent to operate is obtained from MPCB. |
| 43. | 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 has been provided for management of wet waste. Treated waste is used as manure for gardening purpose. If there is any deviation in proposal, we will approach to SEAC/SEIAA. |
| 44. | Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB. | We have obtained consent to operate from MPCB |

| | | |
|-----|---|---|
| 45. | A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB. | Noted and same is compiled before giving the occupancy. |
| 46. | 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 of any change, a fresh appraisal will be made to Environment Department. |
| 47. | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | Environment Management cell is appointed for construction and operation phase. |
| 48. | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department. | provision of funds allocated for environment protection measures / EMP along with item- wise breaks-up is made A) During Construction Phase – 5.8 Lakhs B) Operation Phase – Capital cost – 407.8 Lakhs O/M cost – 98.72 Lakhs |
| 49. | 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://ec.maharashtra.gov.in . | Complied. |
| 50. | Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year. | Six monthly compliances has been submitted. We will be regularly submitting half yearly compliance reports. |
| 4 | A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the | Copy of clearance letter is Submitted to the local authority. |

| | | |
|---|---|--|
| | <p>local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.</p> | |
| 5 | <p>The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.</p> | <p>Status of compliance of the stipulated EC conditions, including results of monitored data is submitted to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB</p> |
| 6 | <p>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.</p> | <p>Noted</p> |
| 7 | <p>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.</p> | <p>Will be complied.</p> |
| 8 | <p>The environmental clearance is being issued without prejudice to the action initiated under EP Act or any</p> | <p>Noted</p> |

| | | |
|----|---|-------|
| | <p>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.</p> | |
| 9 | <p>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.</p> | Noted |
| 10 | <p>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.</p> | Noted |
| 11 | <p>Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.</p> | Noted |
| 12 | <p>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.</p> | Noted |
| 13 | <p>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</p> | Noted |

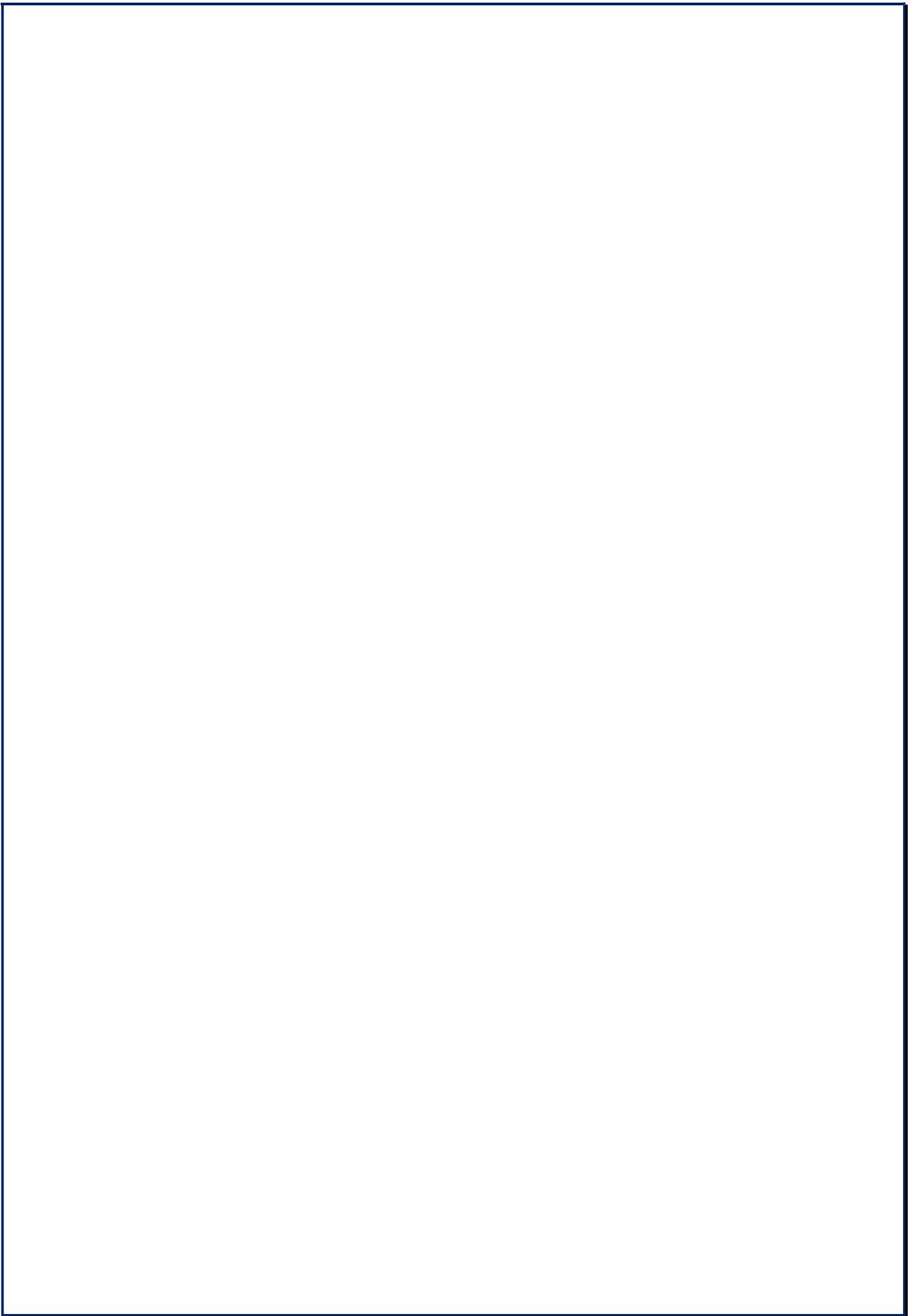
| | | |
|---|--|-------|
| | (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments. | |
| 4 | Any appeal against this Environment clearance shall lie with the National Green 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. | Noted |

Data Sheet

| | | |
|----|---|---|
| 1. | Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify) | Construction Project |
| 2. | Name of the Project | Proposed Residential Project at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon(BK), Pune |
| 3. | Clearance Letter (s) / OM No. and date | EC letter No. SEIAA-EC-0000002359 dated 20.07.2021 |
| 4. | Location a. District (s) b. State (s) c. Latitude d. Longitude | Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Pune Taluka: Haveli Village: Ambegaon(BK) Dist: Pune State: Maharashtra Latitude- 18.274208 Longitude- 73.502021 |
| 5. | Address for correspondence a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers): & Address of Executive Project Engineer / Manager (with pin code/fax numbers) | Mr. Sanjay Tyagi, M/s. Sai Shree Developers Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Pune |
| 6. | Salient features a. Of the Project | Total Plot Area: 25000 m FSI Area: 22944.48 sq. m Non FSI Area: 25086.02 sq. m Total Construction Area: 48030.5sq. m |
| | b. Of the Environmental Management Plan | STP of total 208 KLD & 50 KLD provided for the sewage generation of 241 KLD. Capital Cost: 80.25 Lakhs O & M: 16.23 Lakhs/year RWH Tank of total capacity: N/A Capital Cost: 13 Lakhs O & M: 1.3 Lakhs/year OWC: Dry waste of total capacity 413 kg/day Wet waste of total capacity 619 kg/day |

| | | |
|----|--|--|
| 7. | Break up of the Project area a. Submergence Area: Forest & Non Forest b. Others | Not Applicable |
| | a. Total Plot Area | 25000 sq. m |
| | b. Built - Up Area (Including Road) | 48030.5sq. m |
| 8. | Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan a. SC, ST/Adivasis b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.) | Not Applicable |
| 9. | Financial Details | 98.20 Cr. |
| | a. Project costs as originally planned & subsequent revised estimates and the year of price reference. | |
| | b. Allocations made for Environmental Management Plan with item wise & year wise breakup. | Construction phase: Rs. 5.8 Lakhs have been allocated for the entire construction period. Operation phase: Capital cost: Rs. 407.8 lakhs Recurring cost: Rs. 98.72 Lakhs |
| | c. Benefit Cost Ratio / Internal rate of Return and the year of assessment. | Not Applicable |
| | d. Whether (c) includes the cost of Environmental Management as shown in the above. | ----- |
| | e. Actual expenditure incurred on the Project so far | ----- |
| | f. Actual expenditure incurred on the Environmental Management Plan so far | ----- |

| | | |
|-----|---|--|
| 10. | <p>Forest land requirement</p> <p>a. The status of approval for diversion of Forestland for non-forestry use</p> <p>b. The Status of clearing felling</p> <p>c. The status of compensatory Afforestation programme in the light of actual field experience</p> | Not Applicable |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information | Not Applicable |
| 12. | Status of construction | |
| | a. Date of commencement (Actual and/or Planned) | Commence in April, 2022 |
| | b. Date of completion (Actual and/or Planned) | End of January, 2025 |
| 13. | Reasons for the delay if the project is yet to start | Not Applicable |
| 14. | Dates of site visits | Not Applicable |
| | a. The dates on which the Project was monitored by Regional Office on previous occasions, if any | |
| | b. Date of site visit for this monitoring Report | -- |
| 15. | <p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p> | EC Letter No. SEIAA-EC-0000002359 dated 20.07.2021 |





STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: July 20, 2021

To,
Mr. Sanjay Tyagi
at Sr. No. 11/7, 11/8, 11/9 -Part & 11/2

Subject: Environment Clearance for Sai Mystique by M/s Sai Shree Developers

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 84th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 173rd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) as per EIA Notification 2006.

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

| | |
|--|--|
| 1.Name of Project | Sai Mystique |
| 2.Type of institution | TOR |
| 3.Name of Project Proponent | Mr.Sanjay Tyagi |
| 4.Name of Consultant | Sneha Hi-Tech Products |
| 5.Type of project | Housing Project |
| 6.New project/expansion in existing project/modernization/diversification in existing project | Expansion |
| 7.If expansion/diversification, whether environmental clearance has been obtained for existing project | Environmental clearance has been obtained for the existing project vide letter no SEAC-2010/CR-871/TC-2 dated 30th June 2011. |
| 8.Location of the project | Sr. No. 11/7, 11/8, 11/9 -Part & 11/2 |
| 9.Taluka | Haveli |
| 10.Village | Ambegaon(Bk) |
| Correspondence Name: | Mr.Sunil Baraskar |
| Room Number: | "Survey Nos. 11/7, 11/8, 11/9 -Part & 11/2, |
| Floor: | Behind Ashok Leyland Co. |
| Building Name: | Near Sinhgad Institute, Ambegaon(BK) |
| Road/Street Name: | Haveli |
| Locality: | Ambegaon |
| City: | Pune |
| 11.Whether in Corporation / Municipal / other area | Pune Municipal Corporation |
| 12.IOD/IOA/Concession/Plan Approval Number | Not Applicable IOD/IOA/Concession/Plan Approval Number: Collector Sanction:PRH / NASR / 949 / 2014 DT:- 09 / 10 / 2014 ; Town Planning :N. A. BP / MOUJE AMBEGOAN BK. / TAL. HAVELI, S.NO. 11/2,11/7 & 11/8(pt) & 11/9 / S.S.P / 3156 DATE :- 02 / 06 / 2014. Approved Built-up Area: 22944.48 |

SEIAA Meeting No: 173 Meeting Date: August 1, 2019 (SEIAA-STATEMENT-000001275)
SEIAA-MINUTES-000002609
SEIAA-EC-000002359

Page 1 of 13

Manisha Patankar Mhaiskar (Member Secretary SEIAA)

| | |
|--|--|
| 13.Note on the initiated work (If applicable) | We have carried out the construction on site as per the EC received vide letter no SEAC-2010/CR.871/TC-2 dated 30th June 2011. |
| 14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable) | Not Applicable |
| 15.Total Plot Area (sq. m.) | 25000 |
| 16.Deductions | 3750 |
| 17.Net Plot area | 21250 |
| 18 (a).Proposed Built-up Area (FSI & Non-FSI) | FSI area (sq. m.): 22944.48 |
| | Non FSI area (sq. m.): 25086.02 |
| | Total BUA area (sq. m.): 48030.5 |
| 18 (b).Approved Built up area as per DCR | Approved FSI area (sq. m.): 22944.48 |
| | Approved Non FSI area (sq. m.): 25086.02 |
| | Date of Approval: 06-02-2014 |
| 19.Total ground coverage (m2) | 2858.61 |
| 20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky) | 13.45% |
| 21.Estimated cost of the project | 982000000 |



Government of Maharashtra

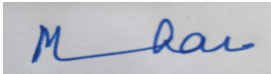
Manisha Patankar Mhaiskar

22. Production Details

| Serial Number | Product | Existing (MT/M) | Proposed (MT/M) | Total (MT/M) |
|---------------|----------------|-----------------|-----------------|----------------|
| 1 | Not applicable | Not applicable | Not applicable | Not applicable |

23. Total Water Requirement

| | | | | |
|--|--|----------------------------|--|--|
| Dry season: | Source of water | Pune Municipal Corporation | | |
| | Fresh water (CMD): | 185 | | |
| | Recycled water - Flushing (CMD): | 92 | | |
| | Recycled water - Gardening (CMD): | 14 | | |
| | Swimming pool make up (Cum): | 2 | | |
| | Total Water Requirement (CMD) : | 292 | | |
| | Fire fighting - Underground water tank(CMD): | 350 | | |
| | Fire fighting - Overhead water tank(CMD): | 180 | | |
| | Excess treated water | 134 | | |
| Wet season: | Source of water | Pune Municipal Corporation | | |
| | Fresh water (CMD): | 185 | | |
| | Recycled water - Flushing (CMD): | 92 | | |
| | Recycled water - Gardening (CMD): | 00 | | |
| | Swimming pool make up (Cum): | 2 | | |
| | Total Water Requirement (CMD) : | 279 | | |
| | Fire fighting - Underground water tank(CMD): | 350 | | |
| | Fire fighting - Overhead water tank(CMD): | 180 | | |
| | Excess treated water | 148 | | |
| Details of Swimming pool (If any) | -- | | | |



24.Details of Total water consumed

| Particulars | Consumption (CMD) | | | Loss (CMD) | | | Effluent (CMD) | | |
|-------------|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Existing | Proposed | Total | Existing | Proposed | Total | Existing | Proposed | Total |
| Domestic | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |

| | | |
|---------------------------------------|---|--|
| 25.Rain Water Harvesting (RWH) | Level of the Ground water table: | Pre-Monsoon:15-20 m BGL;Post Monsoon:6-8 m BGL |
| | Size and no of RWH tank(s) and Quantity: | No of RWH Tanks:2;Quantity:100 m3 each |
| | Location of the RWH tank(s): | As per the services layout |
| | Quantity of recharge pits: | 8 |
| | Size of recharge pits : | 3 recharge pits of size 6.5 m x 5.0 m x1.35 m ;1 recharge pit of size 6.5 m x 4 m x 1.35 m;1 recharge pit of size 4.5 m x 4 m x 1.35 m;3 recharge pits of size 2m x 2m x2m |
| | Budgetary allocation (Capital cost) : | Rs.13 Lakhs |
| | Budgetary allocation (O & M cost) : | Rs.1.3 Lakh |
| | Details of UGT tanks if any : | Total water capacity:628 m3/day Firewater Tank: 350 m3/day Domestic water Tank:278.5 m3/day Flushing water Tank:139.25 m3/day |

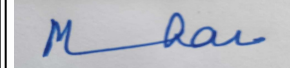
| | | |
|--------------------------------|--|-------------------------|
| 26.Storm water drainage | Natural water drainage pattern: | North to South |
| | Quantity of storm water: | 1040 m ³ /hr |
| | Size of SWD: | 600 mm |

| | | |
|----------------------------------|---|--|
| 27.Sewage and Waste water | Sewage generation in KLD: | 241 |
| | STP technology: | DTAS and MBBR |
| | Capacity of STP (CMD): | No.of STP:2;Capacity of STP :STP-1: 208 KLD; STP-2: 50 KLD |
| | Location & area of the STP: | Location of STP 1: Westside ; Location of STP 2 :South side ;STP 1- 130 sqm; STP 2- 33.26 sqm; TOTAL -163.26 sqm |
| | Budgetary allocation (Capital cost): | Rs.80.25 Lakhs |
| | Budgetary allocation (O & M cost): | Rs.16.23 Lakhs/annum |

28.Solid waste Management

| | | |
|---|--|--|
| Waste generation in the Pre Construction and Construction phase: | Waste generation: | 13 kg/day |
| | Disposal of the construction waste debris: | This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites |
| Waste generation in the operation Phase: | Dry waste: | 413 Kg/day |
| | Wet waste: | 619 Kg/day |
| | Hazardous waste: | Negligible |
| | Biomedical waste (If applicable): | Not Any |
| | STP Sludge (Dry sludge): | 45 Kg/day |
| | Others if any: | Not Any |
| Mode of Disposal of waste: | Dry waste: | Dry waste will be handed over to SWACH. |
| | Wet waste: | Wet waste will be treated in OWC. |
| | Hazardous waste: | Will be handed over to authorized vendors. |
| | Biomedical waste (If applicable): | Not Any |
| | STP Sludge (Dry sludge): | Will be used as manure for landscaping |
| | Others if any: | Not Any |
| Area requirement: | Location(s): | North Side |
| | Area for the storage of waste & other material: | 15 sqm |
| | Area for machinery: | 60 sqm |
| Budgetary allocation (Capital cost and O&M cost): | Capital cost: | Rs.25.75 Lakhs |
| | O & M cost: | Rs.7.60 Lakhs/annum |

Government of
Maharashtra



29. Effluent Characteristics

| Serial Number | Parameters | Unit | Inlet Effluent Characteristics | Outlet Effluent Characteristics | Effluent discharge standards (MPCB) |
|---------------------------------------|----------------|----------------|--------------------------------|---------------------------------|-------------------------------------|
| 1 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |
| Amount of effluent generation (CMD): | | Not applicable | | | |
| Capacity of the ETP: | | Not applicable | | | |
| Amount of treated effluent recycled : | | Not applicable | | | |
| Amount of water send to the CETP: | | Not applicable | | | |
| Membership of CETP (if require): | | Not applicable | | | |
| Note on ETP technology to be used | | Not applicable | | | |
| Disposal of the ETP sludge | | Not applicable | | | |



Government of Maharashtra

Manisha Patankar Mhaiskar

| 30.Hazardous Waste Details | | | | | | | |
|--|---|-------------------------|----------------|------------------------------|-----------------------|------------------------|--------------------|
| Serial Number | Description | Cat | UOM | Existing | Proposed | Total | Method of Disposal |
| 1 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |
| 31.Stacks emission Details | | | | | | | |
| Serial Number | Section & units | Fuel Used with Quantity | Stack No. | Height from ground level (m) | Internal diameter (m) | Temp. of Exhaust Gases | |
| 1 | 200 kVA | HSD-34.6 Litres/day | 1 | 3 | 0.12 | 543 degree Celcius | |
| 32.Details of Fuel to be used | | | | | | | |
| Serial Number | Type of Fuel | Existing | Proposed | Total | | | |
| 1 | HSD | Not applicable | HSD | HSD | | | |
| 33.Source of Fuel | | Authorised Vendor | | | | | |
| 34.Mode of Transportation of fuel to site | | By road | | | | | |
| 35.Energy | | | | | | | |
| Power requirement: | Source of power supply : | MSEDCL | | | | | |
| | During Construction Phase: (Demand Load) | 33 KW | | | | | |
| | DG set as Power back-up during construction phase | 1 x 40 KVA | | | | | |
| | During Operation phase (Connected load): | 1863.47 KW | | | | | |
| | During Operation phase (Demand load): | 1012.89 KVA | | | | | |
| | Transformer: | 2 x 630KVA | | | | | |
| | DG set as Power back-up during operation phase: | 1 x 200 KVA | | | | | |
| | Fuel used: | HSD | | | | | |
| | Details of high tension line passing through the plot if any: | Not Applicable | | | | | |
| Energy saving by non-conventional method: | | | | | | | |

1. Timers and contractors will be used to switch on / off common are & external landscape and facade lighting.
2. LED fittings will be used for corridors, Lobbies and common areas.
3. Energy efficient LED lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding lower point
4. All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered current carrying capacity of all the cables laid through ground/air whichever is minimum.
5. 125 Ltrs Solar water is provided for each flat.
6. Solar PV panel system is proposed for Street lighting & Building common load.

36. Detail calculations & % of saving:

| Serial Number | Energy Conservation Measures | Saving % |
|---------------|---|----------|
| 1 | Timers and contactors will be used to switch on / off common are & external landscape and facade lighting. LED fittings will be used for corridors, Lobbies and common areas. Energy efficient LED lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding lower point .All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered | 40% |
| 2 | 125 Ltrs Solar water is provided for each flat. | 82 % |
| 3 | Solar PV panel system is proposed for Street lighting & Building common load. | 23% |

37. Details of pollution control Systems

| Source | Existing pollution control system | Proposed to be installed |
|--|-----------------------------------|--------------------------|
| STP | 208 m3/day | 50 m3/day |
| OWC | -- | 1 OWC proposed |
| DG Sets | -- | 1 x 200 KVA |
| Budgetary allocation (Capital cost and O&M cost): | Capital cost: | Rs.72.31 Lakhs |
| | O & M cost: | Rs.6.63 Lakhs/annum |

38. Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

| Serial Number | Attributes | Parameter | Total Cost per annum (Rs. In Lacs) |
|---------------|-----------------------------|----------------------------|------------------------------------|
| 1 | Air Environment | Water For Dust Suppression | 0.72 |
| 2 | Air Environment | Air & Noise monitoring | 0.96 |
| 3 | Air Environment | Air & Noise monitoring | 0.96 |
| 4 | Water Environment | Water monitoring | 0.36 |
| 5 | Land Environment | Site Sanitation | 0.5 |
| 6 | Land Environment | Site Sanitation | 0.5 |
| 7 | Socio- Economic Environment | Disinfection- Pest Control | 1.8 |

b) Operation Phase (with Break-up):

| Serial Number | Component | Description | Capital cost Rs. In Lacs | Operational and Maintenance cost (Rs. in Lacs/yr) |
|---------------|-----------|-------------|--------------------------|---|
|---------------|-----------|-------------|--------------------------|---|

| | | | | |
|---|--------------------------|---|-------|-------|
| 1 | Environmental Monitoring | Ambient Air quality, Noise Level, Exhaust from DG Set, Drinking Water, Sewage from STP, As per EP act, Manure | -- | 15.0 |
| 2 | Water | RWH | 13.00 | 1.3 |
| 3 | Water | STP | 80.25 | 16.23 |
| 4 | Energy | Solar PV Cells | 6.00 | 0.30 |
| 5 | Energy | Solar Hot water | 66.31 | 6.33 |
| 6 | Land Environment | Gardening | 12.59 | 2.6 |
| 7 | Solid waste | OWC | 25.75 | 7.60 |
| 8 | Total | -- | 203.9 | 49.36 |

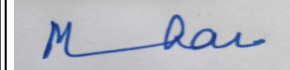
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

| Description | Status | Location | Storage Capacity in MT | Maximum Quantity of Storage at any point of time in MT | Consumption / Month in MT | Source of Supply | Means of transportation |
|----------------|----------------|----------------|------------------------|--|---------------------------|------------------|-------------------------|
| Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable |

40.Any Other Information

No Information Available

Government of
Maharashtra



| | | |
|--|--|----------------|
| | CRZ/ RRZ clearance obtain, if any: | Not Applicable |
| | Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries | None in 10 Km. |
| | Category as per schedule of EIA Notification sheet | 8(a) |
| | Court cases pending if any | Not Any |
| | Other Relevant Informations | --- |
| | Have you previously submitted Application online on MOEF Website. | Yes |
| | Date of online submission | 13-09-2017 |

3. The proposal has been considered by SEIAA in its 173rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

| | |
|------------|---|
| I | The committee noted that Cost of remediation plan and natural & community resource augmentation plan as per revised approach paper is estimated as Rs. 1,98,00,000/-. The Committee also noted that the amount of CER as per MoEF & CC circular dated 1/05/2018 is Rs. 16,00,000/- which is less than the remediation / augmentation plan. Therefore committee decided to obtain Bank Guarantee of Rs 1.98 Crore for the project completion period. |
| II | 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. |
| III | PP to submit a bank guarantee of Rs. 1.98 Cr to Maharashtra Pollution Control Board towards effective implementation of the remediation plan and Natural and Community Resource Plan. |

General Conditions:

| | |
|----------|--|
| I | This EC is issued subject to the condition that the implementation of EMP, remediation plan and Natural and Community Resource Plan will be completed during the period for which the Bank Guarantee is given, otherwise the BG should be suitably extended up to implementation of EMP. |
|----------|--|

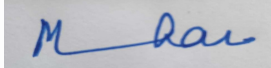
**Government of
Maharashtra**

II

a) Construction Phase :- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. V. Arrangement shall be made that waste water and storm water do not get mixed. VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project. IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control. X. The Energy Conservation Building code shall be strictly adhered to. XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved. XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants. XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards. XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance. XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages. XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board. XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

Government of Maharashtra

| | |
|-----|---|
| III | <p>Operation phase:- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this. IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement. V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms. VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept. IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year. XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent. XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.</p> |
| IV | <p>General EC Conditions:- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA. II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site. III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail. VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.</p> |



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.

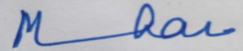
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

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.

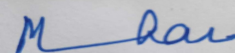
10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Manisha Patankar Mhaiskar (Member Secretary SEIAA)

Copy to:

1. SECRETARY MOEF & CC
2. IA- DIVISION MOEF & CC
3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
4. REGIONAL OFFICE MOEF & CC NAGPUR
5. MUNICIPAL COMMISSIONER PUNE
6. MUNICIPAL COMMISSIONER SATARA
7. REGIONAL OFFICE MPCB PUNE
8. REGIONAL OFFICE MIDC PUNE
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
10. COLLECTOR OFFICE PUNE
11. COLLECTOR OFFICE SATARA
12. COLLECTOR OFFICE SOLAPUR



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/CC-1707000334

Date: ~~06/2017~~

06/07/2017

To,
M/s. Sai Shree Developers "Sai Mystique",
S. no. 11/8, Behind Ashok Leyland Co.,
Near Singhgad Institue, Ambegaon BK,
Taluka- Haveli, Dist-Pune.

Subject: Renewal of Consent to Operate(Part) for residential and commercial Building Project in Red Category.

Ref :

1. Previous Consent to Operate (Part) obtained vide no. Format 1.0/BO/ROHQ/CO/PN-20836-14/CC-4294 dated 06.05.2014 valid upto 31.1.2016.
2. Minutes of Consent Committee meeting held on 06/12/2016

Your application MPCB-CONSENT-0000001158 (CR1603000339) Dated: 30/03/2016

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

1. The consent to operate is granted for a period from 1.2.2016 up to 31.1.2021.
2. The capital investment of the (part) project is Rs. 24.01 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Renewal of Consent to Operate (part) is valid for Residential Building Project developed by M/s. Sai Shree Developers "Sai Mystique", at S. no. 11/8, Behind Ashok Leyland Co., Near Singhgad Institue, Ambegaon BK, Taluka- Haveli, Dist-Pune on total plot area of 25000 Sq. Mtrs and construction completed built up area of 16 bldg 14866 Sq.Mtrs out of total BUA of 31845 sq.m. including utilities and services as per occupancy certificate issued by local body.

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

| Sr. No. | Description | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal |
|---------|-------------------|---------------------------------------|--------------------------|---|
| 1. | Trade effluent | NIL | NA | NA |
| 2. | Domestic effluent | 95 | As per Schedule -I | 60% should be reused & recycled and remaining should be discharged in municipal sewer |

UAN No.0000001158 M/s. Sai Shree Developers "Sai Mystique"

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

| Sr. No. | Description of stack/ source | Capacity | Number Of Stack | Standards to be achieved |
|---------|------------------------------|----------|-----------------|--------------------------|
| 1 | DG Set | 82.5 KVA | 1 | As Per Schedule -II |

6. Conditions under Solid Waste Management Rules, 2016:

| Sr. no. | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---------|-------------------|----------------|-----------|---|
| 1 | Bio-degradable | 200 Kg/Day | OWC | Used as Manure |
| 2 | Non-biodegradable | 120 Kg/Day | -- | Segregate and Hand over to Local Body for recycling |

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

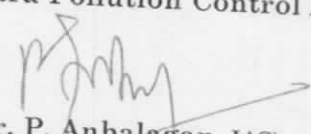
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

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

10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

11. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-2010/CR 8718/TC2 dated 30.06.2011.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

| Sr. No. | Amount (Rs.) | DR. No. | Received Date | Drawn On |
|---------|--------------|---------|---------------|---------------------|
| 1 | 50100 | 0170623 | 2016-03-18 | Union Bank of India |
| 2 | 200000 | 0198777 | 2017-05-12 | Union Bank of India |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-II.-- They are directed to ensure the compliance of the consent conditions. It is also directed to return the existing BGs of Rs. 5 lakh as per previous consent, to the industry and obtain fresh BG as per Schedule-III of the consent.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant (STP) with the design capacity of 210 CMD.
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

| Sr No. | Parameters | Standards prescribed by Board |
|--------|--------------------|---|
| | | Limiting Concentration in mg/l, except for PH |
| 01 | BOD (3 days 27oC) | 10 |
| 02 | Suspended Solids | 50 |
| 03 | COD | 100 |

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

- 2) Project Proponent shall provide online monitoring systems for BOD & SS within 3 months.
- 3) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

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

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|----------------------------|----------------------------------|
| 1. | Domestic purpose | 140 |

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

| Sr. No. | Stack Attached To | APC System | Height in Mtrs. | Type Of Fuel | Quantity | UOM | S % | SO ₂ |
|---------|--------------------------|--------------------|-----------------|----------------|----------|--------|-----|-----------------|
| 1 | DG Set (2 x 160 KVA) | Acoustic enclosure | 4* | Diesel/ HSD | 42 | Lit/Hr | - | - |

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

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

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

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|-------------------------------|-------------------|-------------------|--|-------------------|---------------|
| 1 | Renewal of Consent to Operate | Rs. 10 lakh | 15 Days | Towards O & M of Pollution control system and compliance of consent conditions | Continuous | 31.5.2021 |


Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- 1) The applicant should provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) should also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set should be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000122963/CE/2308000079

Date: 01/08/2023

To,
Sai Shree Developers
Sai Mystique, S. No. 11/2 + 11/7(PT) +
11/8 (PT) + 11/9 (PT), Ambegaon (Bk)



Sub: Consent to Establish (Revalidation) for Residential construction project under Red Category

- Ref:**
1. Consent to Establish granted vide no. BO/ROHQ/Pune/CE/CC-06 dtd. 09.01.2012
 2. Consent to Operate (Part) granted vide No. Format1.0/BO/ROHQ/CO/PN-20836-14/CC-4294 dtd. 06.05.2014
 3. Minutes of 8th Consent Committee Meeting of 2023-24 held on 03.07.2023

Your application NO. MPCB-CONSENT-0000122963

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

1. **The Consent to Establish is granted for period up to Commissioning of the project or 08.01.2027 whichever is earlier**
2. **The capital investment of the project is Rs.109.57 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Revalidation) is valid for construction project named as M/s. Sai Shree Developers -Sai Mystique, Sr. No. 11/7, 11/8, 11/9-Part & 11/2, Ambegaon (Bk), Tal Haveli, Dist Pune on Total Plot Area of 25,000 SqMtrs for proposed total construction BUA of 48030.5 SqMtrs as per EC granted dated 20.07.2021 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|--|-------------------|-------------|
| 1 | Consent to Establish dtd 09.01.2012 | 25000.00 | 31854.56 |
| 2 | Consent to Operate (Part-I) dtd 06.05.2014 | 25000.00 | 14866.00 |
| 3 | Environmental Clearance dtd 20.07.2021 | 25000.00 | 48030.50 |

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

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

| Sr No | Description | Permitted | Standards to | Disposal |
|--------------|--------------------|------------------|---------------------|--|
| 2. | Domestic effluent | 241 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|------------------|--------------------------------------|------------------------|---------------------------------|
| S-1 | DG Set-200 kVA | 01 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|--------------|----------------------|---------------------------|------------------------------|-----------------|
| 1 | Dry Waste | 413 Kg/Day | Segregation | To Local Body |
| 2 | Wet Waste | 619 Kg/Day | OWC with Composting facility | As Manure |
| 3 | STP Sludge | 45 Kg/Day | Dewatering | As Manure |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|--------------|---------------------------------------|-----------------|------------|------------------|---------------------------|
| 1 | 5.2 Wastes or residues containing oil | 50 | Ltr/A | Reprocessing | To Authorized Reprocesser |

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000002359 dtd. 20.07.2021 for residential and commercial construction project total Plot area 25000.00 Sq.Mtrs, & total construction BUA 48030.5 Sq.Mtrs.

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



Generated by eSign@MPCB
58ee4f7f
8820ee2c
8eb3eede
c54d942a
e3859b4a
7328f039
ac67120b
5d8e6083

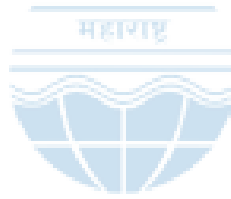
Signed by: Dr. J. B. Sangewar
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-08-01 18:32:05 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|-----------------------|------------|------------------|
| 1 | 219149.00 | MPCB-DR-14254 | 26/09/2022 | RTGS |
| 2 | 219140.00 | MPCB-JVS_DR-221222008 | 24/04/2023 | RTGS |
| 3 | 750000.00 | MPCB-DR-19645 | 15/06/2023 | RTGS |

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **258 CMD for treatment of domestic effluent of 241 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.

| Sr.No | Parameters | Limiting concentration not to exceed in mg/l, except for pH |
|-------|----------------|---|
| 1 | pH | 5.5-9.0 |
| 2 | BOD | 10 |
| 3 | COD | 50 |
| 4 | TSS | 20 |
| 5 | NH4 N | 5 |
| 6 | N-total | 10 |
| 7 | Fecal Coliform | less than 100 |

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|---------|--|----------------------------------|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 292.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|------------------|----------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S-1 | DG Set-200 kVA | Acoustic Enclosure | 3.00 | HSD 40 Ltr/Hr | 1 | 00 | 19.2 Kg/Day |

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C20/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|-------------------------------------|-------------------|-------------------|--|------------------------------------|------------------------------------|
| 1 | Consent to Establish (Revalidation) | Rs 10 Lakhs | 15 Days | Compliance of Consent Conditions & Environmental Clearance | Up to Commissioning of the Project | Up to Commissioning of the Project |

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

BG Forfeiture History

| Srno. | Consent (C2E/C20/C2R) | Amount of BG imposed | Submission Period | Purpose of BG | Amount of BG Forfeiture | Reason of BG Forfeiture |
|-------|-----------------------|----------------------|-------------------|---------------|-------------------------|-------------------------|
| NA | | | | | | |

BG Return details

| Srno. | Consent (C2E/C20/C2R) | BG imposed | Purpose of BG | Amount of BG Returned |
|-------|-----------------------|------------|---------------|-----------------------|
| NA | | | | |



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000143023/CR/2308000760

Date: 10/08/2023

To,
Sai Shree Developers
Sai Mystique, S. No. 11/2 + 11/7(PT) +
11/8 (PT) + 11/9 (PT), Ambegaon (Bk)



Sub: Renewal of Consent to Operate (Part-I) with amalgamation of consent to operate (part-II) for Residential construction project

- Ref:
1. Consent to Establish granted vide no. BO/ROHQ/Pune/CE/CC-06 dtd. 09.01.2012
 2. Renewal of Consent to Operate (Part) granted vide No. Format1.0/BO/ROHQ/CC-1707000334 dtd 06.07.2017
 3. Minutes of 9th Consent Committee Meeting of 2023-24 held on 03.07.2023
 4. Revalidation of Consent to Establish granted vide No Format1.0/CC/UAN No.0000122963/CE/2308000079 dtd 01.08.2023

Your application NO. MPCB-CONSENT-0000143023

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

1. **The Renewal of consent to operate (part-I) with amalgamation of consent to Operate (part-II) is granted for period upto 31.01.2024**
2. **The capital investment of the project is Rs.109.57 Cr. (As per C.A Certificate submitted by industry).**
3. **The renewal of Consent to Operate (Part-I) with amalgamation of consent to operate (part-II) is valid for construction project named as Sai Mystique, S. No. 11/2 + 11/7(PT) + 11/8 (PT) + 11/9 (PT), Ambegaon (Bk), Tal Haveli, Dist Pune on Total Plot Area of 25000.00 SqMtrs for completed (part-I +II) construction BUA of 47994.25 SqMtrs out of proposed Total Construction BUA of 48030.5 SqMtrs as per EC granted dated 20.07.2021 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---|-------------------|-------------|
| 1 | Environmental Clearance dtd 30.06.2011 | 25000.00 | 31854.56 |
| 2 | Consent to Establish dtd 09.01.2012 | 25000.00 | 31854.56 |
| 3 | Renewal of Consent to Operate (Part) dtd 06.07.2017 | 25000.00 | 14866.00 |

| | | | |
|---|--|----------|----------|
| 4 | Environmental Clearance dtd 20.07.2021 | 25000.00 | 48030.50 |
| 5 | Consent to Establish dtd 01.08.2023 | 25000.00 | 48030.50 |

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 | 241 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|-----------|-------------------------------|-----------------|--------------------------|
| S-1 | DG Set-200 kVA | 01 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|-------------------------|----------------|---------------------|---------------|
| 1 | Biodegradable Waste | 619 Kg/Day | OWC with Composting | As Manure |
| 2 | Non-Biodegradable Waste | 413 Kg/Day | Segregation | To Local Body |
| 3 | STP Sludge | 45 Kg/Day | Dewatering | As Manure |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|-----------------------|----------|-------|--------------|---------------------------|
| 1 | 5.1 Used or spent oil | 50 | Ltr/A | Reprocessing | To Authorized Reprocesser |

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000002359 dtd. 20.07.2021 for residential and commercial construction project total Plot area 25000.00 Sq.Mtrs, & total construction BUA 48030.5 Sq.Mtrs.

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



Generated by eSign@MPCB
61551116
28e03e9e
5758efff
9706e814
d89108ba
a0ede40f
b3dbcc27
2551d68d

Signed by: **Dr. J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-08-10 15:27:35 IST

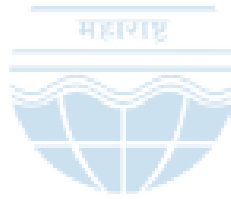
Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 219140.00 | MPCB-DR-15783 | 14/12/2022 | RTGS |
| 2 | 526027.00 | MPCB-DR-20680 | 03/08/2023 | NEFT |

PP has paid penal Fees of Rs 526027

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **258 CMD for treatment of domestic effluent of 241 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.

| Sr.No | Parameters | Limiting concentration not to exceed in mg/l, except for pH |
|--------------|-------------------|--|
| 1 | pH | 5.5-9.0 |
| 2 | BOD | 10 |
| 3 | COD | 50 |
| 4 | TSS | 20 |
| 5 | NH4 N | 5 |
| 6 | N-total | 10 |
| 7 | Fecal Coliform | less than 100 |

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|----------------|--|---|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 292.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|------------------|----------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S-1 | DG Set-200 kVA | Acoustic Enclosure | 3.00 | HSD 36 Ltr/Hr | 1 | 00 | 17.28 Kg/Day |

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

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

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



SCHEDULE-III

Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|---|-------------------|---------------|
| 1 | Renewal of Consent | Rs 10 Lakhs | 15 Days | Compliance of Consent Conditions & Operation and maintenance of Pollution Control Systems | Continious | 31.05.2024 |

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

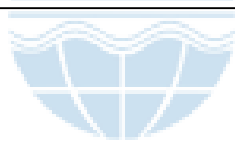
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

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

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





TEST REPORT

| | | | |
|------------------------------|---|----------------------|---|
| Report No: | EHSM/2024/Nov/R-540 | Issue Date | 13/12/2024 |
| Name and Address of Customer | Proposed Residential Project Sai Mystique at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon (BK), Pune by M/s. Sai Shree Developers | | |
| Sample Name | Air | Sample Description | Ambient Air |
| Date of Sampling | 06/12/2024 | Sampling duration | 1440 Min |
| Sampling Location | Near Main Gate | Sampling Procedure | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| Dry bulb temperature | 30°C | Wet bulb temperature | 27°C |
| Relative Humidity | 70% | Sampling done by | EHS Matrix Pvt Ltd, Pune |
| Start Date of Analysis | 09/12/2024 | End Date of Analysis | 13/12/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (NAAQ Standards) | Methods |
|---------|---------------------------------------|---------|-------------------|---------------------------------|---|
| 1 | Sulphur Dioxide (SO ₂) | 30.5 | µg/m ³ | ≤ 80 | IS 5182 (Part 2) |
| 2 | Oxides of Nitrogen (NO ₂) | 38.2 | µg/m ³ | ≤ 80 | IS 5182 (Part 6) |
| 3 | Particulate Matter PM ₁₀ | 62.9 | µg/m ³ | ≤ 100 | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4 | Particulate Matter PM _{2.5} | 36.1 | µg/m ³ | ≤ 60 | |
| 5 | Carbon Monoxide (CO) | 2.4 | mg/m ³ | ≤ 04 | |

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



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

| | | | |
|------------------------------|---|----------------------|---|
| Report No: | EHSM/2024/Nov/R-541 | Issue Date | 13/12/2024 |
| Name and Address of Customer | Proposed Residential Project Sai Mystique at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon (BK), Pune by M/s. Sai Shree Developers | | |
| Sample Name | Air | Sample Description | Ambient Air |
| Date of Sampling | 06/12/2024 | Sampling duration | 1440 Min |
| Sampling Location | Near DG Set | Sampling Procedure | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| Dry bulb temperature | 30°C | Wet bulb temperature | 27°C |
| Relative Humidity | 70% | Sampling done by | EHS Matrix Pvt Ltd, Pune |
| Start Date of Analysis | 09/12/2024 | End Date of Analysis | 13/12/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (NAAQ Standards) | Methods |
|---------|---------------------------------------|---------|-------------------|---------------------------------|---|
| 1 | Sulphur Dioxide (SO ₂) | 33.6 | µg/m ³ | ≤ 80 | IS 5182 (Part 2) |
| 2 | Oxides of Nitrogen (NO ₂) | 36.4 | µg/m ³ | ≤ 80 | IS 5182 (Part 6) |
| 3 | Particulate Matter PM ₁₀ | 52.2 | µg/m ³ | ≤ 100 | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4 | Particulate Matter PM _{2.5} | 30.5 | µg/m ³ | ≤ 60 | |
| 5 | Carbon Monoxide (CO) | 2.5 | mg/m ³ | ≤ 04 | |

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

Authorized Signatory
Mr. Rahul Patil
(Director)





TEST REPORT

| | | | |
|------------------------------|---|----------------------|---|
| Report No: | EHSM/2024/Nov/R-542 | Issue Date | 13/12/2024 |
| Name and Address of Customer | Proposed Residential Project Sai Mystique at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon (BK), Pune by M/s. Sai Shree Developers | | |
| Sample Name | Air | Sample Description | Ambient Air |
| Date of Sampling | 06/12/2024 | Sampling duration | 1440 Min |
| Sampling Location | Near Construction Site | Sampling Procedure | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| Dry bulb temperature | 30°C | Wet bulb temperature | 26°C |
| Relative Humidity | 70% | Sampling done by | EHS Matrix Pvt Ltd, Pune |
| Start Date of Analysis | 09/12/2024 | End Date of Analysis | 13/12/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (NAAQ Standards) | Methods |
|---------|---------------------------------------|---------|-------------------|---------------------------------|---|
| 1 | Sulphur Dioxide (SO ₂) | 30.5 | µg/m ³ | ≤ 80 | IS 5182 (Part 2) |
| 2 | Oxides of Nitrogen (NO ₂) | 42.1 | µg/m ³ | ≤ 80 | IS 5182 (Part 6) |
| 3 | Particulate Matter PM ₁₀ | 66.2 | µg/m ³ | ≤ 100 | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4 | Particulate Matter PM _{2.5} | 22.4 | µg/m ³ | ≤ 60 | |
| 5 | Carbon Monoxide (CO) | 1.6 | mg/m ³ | ≤ 04 | |

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



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

| | | | |
|------------------------------|---|--------------------|---------------|
| Report No: | EHSM/2024/Nov/R-543 | Issue Date | 13/12/2024 |
| Name and Address of Customer | Proposed Residential Project Sai Mystique at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon (BK), Pune by M/s. Sai Shree Developers | | |
| Sample Name | Noise | Sample Description | Ambient Noise |
| Date of Sampling | 06/12/2024 | Sampling duration | Spot Time |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | | |

Results

| Sr. No. | Locations | Results dB(A) Day | Results dB(A) Night | Specifications (CPCB Standards dB(A)) | Method |
|---------|------------------------|----------------------|------------------------|---|----------------|
| 1 | Near Main Gate | 45.6 | 38.0 | 55/45 | CPCB Guideline |
| 2 | Near DG Set | 50.8 | 42.2 | | |
| 3 | Near Construction Site | 51.0 | 41.8 | | |

Remark-

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



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

| | | | |
|------------------------------|---|----------------------|------------|
| Report No: | EHSM/2024/Nov/R-544 | Issue Date | 13/12/2024 |
| Name and Address of Customer | Proposed Residential Project Sai Mystique at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon (BK), Pune by M/s. Sai Shree Developers | | |
| Sample Name | Soil | Sample Description | Soil |
| Date of Sampling | 06/12/2024 | Sampling Time | 12:20 PM |
| Sampling Location | At Construction site | Sampling Procedure | -- |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 01 Kg |
| Start Date of Analysis | 09/12/2024 | End Date of Analysis | 13/12/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Methods |
|---------|--------------------------|---------|----------|------------------------|
| 1 | Soil Texture | | | Manual Of Soil Testing |
| | a) Sand | 36 | % | |
| | b) Silt | 20 | % | |
| | c) Clay | 46 | % | |
| 2 | pH at 25°C | 6.32 | -- | IS 2720(Part 26) 1987 |
| 3 | EC at 25°C | 204.0 | µS/cm | IS 14767 : 2000 |
| 4 | Moisture Content | 2.6 | % | Manual Of Soil Testing |
| 5 | Organic Matter | 2.6 | % | IS 2720(Part 22) 1972 |
| 6 | Cation Exchange Capacity | 0.75 | meq/100g | IS 2720(Part 22) 1972 |
| 7 | Potassium (as K) | 160.0 | mg/Kg | Manual Of Soil Testing |
| 8 | Available Phosphorus | 58.0 | mg/Kg | Manual Of Soil Testing |
| 9 | Available Nitrogen | 72.2 | mg/Kg | Manual Of Soil Testing |
| 10 | Water Holding | 48.0 | % | Manual Of Soil Testing |
| 11 | Calcium (as Ca) | 42.0 | mg/Kg | Manual Of Soil Testing |
| 12 | Magnesium (as Mg) | 24.0 | mg/Kg | Manual Of Soil Testing |
| 13 | Lead (as Pb) | <1.0 | mg/Kg | Manual Of Soil Testing |
| 14 | Copper (as Cu) | <1.0 | mg/Kg | Manual Of Soil Testing |
| 15 | Zinc (as Zn) | <1.0 | mg/Kg | Manual Of Soil Testing |
| 16 | Cadmium (as Cd) | <1.0 | mg/kg | Manual Of Soil Testing |
| 17 | Iron (as Fe) | 2.6 | mg/Kg | Manual Of Soil Testing |
| 18 | Manganese (as Mn) | 4.4 | mg/Kg | Manual Of Soil Testing |

Remark-




Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

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

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

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



TEST REPORT

| | | | |
|------------------------------|---|----------------------|-----------------------|
| Report No: | EHSM/2024/Nov/R-545 | Issue Date | 13/12/2024 |
| Name and Address of Customer | Proposed Residential Project Sai Mystique at Sr. No. 11/7, 11/8, 11/9 Part & 11/2, Behind Ashok Leyland Co., Near Sinhgad Institute, Ambegaon (BK), Pune by M/s. Sai Shree Developers | | |
| Sample Name | Water | Sample Description | Labour Drinking Water |
| Date of Sampling | 06/12/2024 | Sampling Time | 11.30 AM |
| Sampling Location | - | Sampling Procedure | APHA 1060 |
| Sampling done by | EHS Matrix Pvt Ltd, Pune | Sample Quantity | 02 L |
| Start Date of Analysis | 09/12/2024 | End Date of Analysis | 13/12/2024 |

Results

| Sr. No. | Parameters | Results | Unit(s) | Specifications (IS 10500:2012) | Methods |
|---------|--|---------|-----------|--------------------------------|--|
| 1 | pH at 25°C | 6.33 | -- | 6.5 to 8.5 | APHA 4500 H+ A, 23 rd Ed.2017 |
| 2 | EC at 25°C | 101 | µS/cm | -- | APHA 2510 B, 23 rd Ed.2017 |
| 3 | Total Dissolved Solids TDS | 98.0 | mg/L | <500 | APHA 2540 C, 23 rd Ed.2017 |
| 4 | Total Hardness (as CaCO ₃) | 38.0 | mg/L | <200 | IS 3025 (Part 21):2009 |
| 5 | Total Alkalinity (as CaCO ₃) | 22.0 | mg/L | <200 | IS 3025 (Part 23):1986 |
| 6 | Sulphate (as SO ₄) | <5.0 | mg/L | <200 | IS 3025 (Part 24):1986 |
| 7 | Chloride (as Cl) | 20.0 | mg/L | <250 | APHA 4500 Cl 23 rd Ed.2017 |
| 8 | Calcium (as Ca) | 24.0 | mg/L | <75 | IS 3025 (Part 40) 1991 |
| 9 | Magnesium (as Mg) | 7.6 | mg/L | <30 | IS 3025 (Part 46) 1994 |
| 10 | Total Coliform | Absent | MPN/100ml | <2 | IS 1622:1981 |
| 11 | E.coli | Absent | MPN/100ml | <2 | IS 1622:1981 |

➤ Remark- The above water sample is Comply with required limit as per 10500:2012.
For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS: 1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Rahul Patil
(Director)

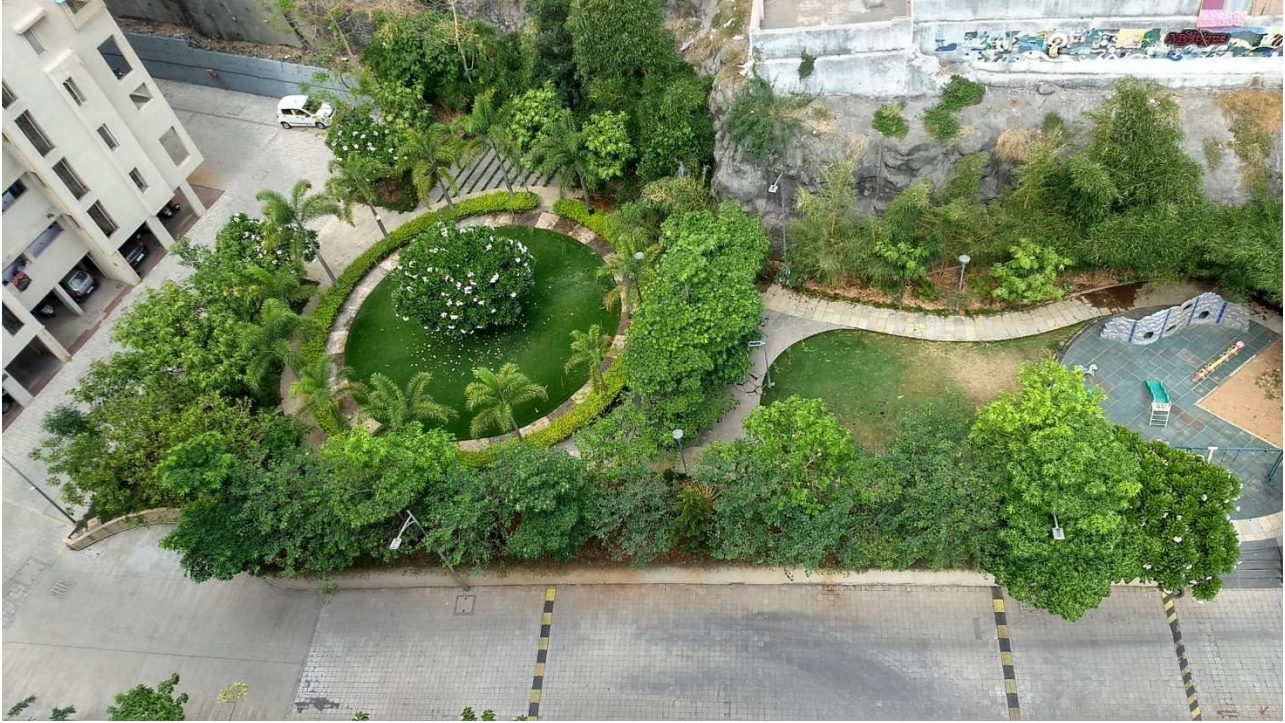
Site Pictures



Development of Open space-1



Development of Open space-2



Sewage and Waste Management System : -



Sewage and Waste Management System : -



DG & Solar System



Landscape & Trees plantation



Landscape & Trees plantation



| Status of the work | | | | |
|--------------------|---------------|-----------------------|--|--|
| Sr. No. | No. of Phases | No. of Building | June-2024 Status | December-2024 Status |
| 1 | 3 nos.. | Completed- 8 Bldgs. | Completed- 8 Bldgs. And obtained OC. | Completed- 8 Bldgs. And obtained OC. |
| | | L Building completed. | L Building completed. Partly OC obtained. 60 out 65 flats OC received. | L Building completed. Partly OC obtained. 60 out 65 flats OC received. |