

Consent

From: Consent
Sent: Wednesday, April 19, 2023 6:56 PM
To: eccompliance
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for the Residential cum Commercial Project "Bella Casa" at S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -Maharashtra
Attachments: PMR-Bella Casa-Oct22-Mar23.pdf

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: **Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for the Residential cum Commercial Project "Bella Casa" at S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -Maharashtra.**

Reference: **Clearance letter no. SIA/MH/MIS/242225/2021 dtd. 11.07.2022;**
Clearance letter no. SEIAA-EC-0000002176 dtd. 13.03.2020;
Clearance letter no. SEIAA-EC-0000000296 dtd. 14.05.2018.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,

M/s. Rachana Life Spaces & Rachana Developers,

C.C TO: 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.



Thanks & Regards

Chandni Rupani

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.
Borivali(E),Mumbai-400066
Tel No:91-22 2854 1647/48/49/67/68
Email: c.rupani@eaepl.com
Contact No.: +91 9022334577
“File this email in an email folder and save a tree.”

Consent

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Sent: Wednesday, April 19, 2023 6:56 PM
To: sropune1@mpcb.gov.in
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for the Residential cum Commercial Project “Bella Casa” at S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -Maharashtra
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To,
The Member Secretary,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2022 – March, 2023 for the Residential cum Commercial Project “Bella Casa” at S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -Maharashtra.

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- C.C. to: 1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai



Thanks & Regards

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Tel No:91-22 2854 1647/48/49/67/68

Email: c.rupani@caepl.com

Contact No.: +91 9022334577

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RACHANA
LIFESPACES
THE SPIRIT OF CREATION

Date: 10.04.2023

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

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Authorized Signatory

C.C TO: 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.



Rachana House, 1229 / B, F.C. Road,
Deccan Gymkhana, Pune - 411 004 (INDIA)

Call : +91.20.6601 3500
www.rachanalifestyle.com



RACHANA
DEVELOPER

Date: 10.04.2023

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Present status of Project work for the period of October, 2022 – March, 2023.

Reference: Clearance letter no. SIA/MH/MIS/242225/2021 dtd. 11.07.2022;
Clearance letter no. SEIAA-EC-0000002176 dtd. 13.03.2020;
Clearance letter no. SEIAA-EC-0000000296 dtd. 14.05.2018.

Dear Sir,

This is with reference to the above subject, our Residential cum Commercial Project “Bella Casa” at S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State - Maharashtra.

The present project status at site is as follows:

Buildings / Wings	Floors	As On date Status
C, D+E, F, G, H, J, K, L, M, C -shops	As per Sanction And EC Granted.	Completed & Occupancy Certificate Received.
Bungalow	As per Sanction And EC Granted.	Completed & Occupancy Certificate Received.
Club House	As per Sanction And EC Granted.	Completed & Applied for Occupancy Certificate.
Tower / Building A	As per Sanction And EC Granted.	RCC, Brickwork, Plastering Completed, Finishing Activities started.
Tower / Building B	As per Sanction And EC Granted.	RCC, Brickwork, Plastering Completed, Finishing Activities started.
B Commercial / Shops	As per Sanction And EC Granted.	RCC, Brickwork, Plastering Completed, Finishing Activities started.

Rachana House, 1229 / B, F.C. Road,
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RACHANA DEVELOPER

Tower / Building N1+N2	As per Sanction And EC Granted.	RCC 4 slabs Completed.
Tower / Building O	As per Sanction And EC Granted.	Part Excavation for foundation started and stopped.
Commercial-2	As per Sanction And EC Granted.	RCC 10 Slabs Completed.
Commercial-1	As per Sanction And EC Granted.	Plinth Completed. Brick work, Plaster, Finishing completed for shops & Occupancy certificate received for 4 shops. RCC 3 rd and 4 th slab Partly completed.

Thanking you,

Yours truly,

M/s. Rachana Life Spaces & Rachana Developers,


Authorized Signatory



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Deccan Gymkhana, Pune - 411 004 (India)

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DATA SHEET

Developer

M/S. Rachana lifespaces & Rachana Developers.,

S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -
Maharashtra.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Construction of Residential cum Commercial project
2.	Name of the project	Bella Casa
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> • File. No: SIA/MH/MIS/242225/2021 dated 11.07.2022 • File. No: SEIAA-EC-0000002176 dtd. 13.03.2020. • File. No: SEIAA-EC-0000000296 dtd. 14.05.2018. • File. No.: SEAC 2011/CR691/TC-2 Dated 31/1/2012.
4.	Location	S. No. 42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi.
a.	District (s)	Pune
b.	State (s)	Maharashtra
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Nitin Bhanagay 1229/B, 3rd Floor, Rachana House FC Road, Deccan Pune, Pin: 411004. Contact No. 9822392925
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Milind Tamhankar 1229/B, 3rd Floor, Rachana House FC Road, Deccan Pune, Pin: 411004. Contact No. 9822392928

6.	Salient features																																																										
a.	of the project	<p>Total Plot Area: 63,850.00 m² As per FSI: 84,399.34 m² Non FSI: 82,556.03 m² Total Built - Up Area: 1,66,955.37 m²</p> <p>Building Configuration:</p> <table border="1" data-bbox="860 483 1494 1596"> <thead> <tr> <th>Sr. No.</th> <th>Building</th> <th>No. of Floors</th> </tr> </thead> <tbody> <tr> <td>1.a</td> <td>Building A</td> <td>B + Gr. P + 3P +15</td> </tr> <tr> <td>2</td> <td>Building B</td> <td>4P +15</td> </tr> <tr> <td>2.a</td> <td>B Commercial</td> <td>Gr + Mezz. Shops</td> </tr> <tr> <td>3</td> <td>Building C</td> <td>LG + UG +11</td> </tr> <tr> <td>3.a</td> <td>C Commercial</td> <td>Ground Shops</td> </tr> <tr> <td>4</td> <td>Building D & E</td> <td>P +07</td> </tr> <tr> <td>5</td> <td>Building F</td> <td>P+11</td> </tr> <tr> <td>6</td> <td>Building G</td> <td>P+11</td> </tr> <tr> <td>7</td> <td>Building H</td> <td>P+11</td> </tr> <tr> <td>8</td> <td>Building J</td> <td>P+11</td> </tr> <tr> <td>9</td> <td>Building K</td> <td>LG + UG +12</td> </tr> <tr> <td>10</td> <td>Building L</td> <td>LG + UG +12</td> </tr> <tr> <td>11</td> <td>Building M</td> <td>LG + UG +12</td> </tr> <tr> <td>12</td> <td>Building N1 +N2</td> <td>5P + 14</td> </tr> <tr> <td>13</td> <td>Building O</td> <td>5P + 14</td> </tr> <tr> <td>15</td> <td>Bungalow</td> <td>P + 02</td> </tr> <tr> <td>16</td> <td>Commercial 1</td> <td>P + Gr. + 03</td> </tr> <tr> <td>17</td> <td>Commercial 2</td> <td>B + Gr. P +1st +2nd + 3P +10FL</td> </tr> </tbody> </table>	Sr. No.	Building	No. of Floors	1.a	Building A	B + Gr. P + 3P +15	2	Building B	4P +15	2.a	B Commercial	Gr + Mezz. Shops	3	Building C	LG + UG +11	3.a	C Commercial	Ground Shops	4	Building D & E	P +07	5	Building F	P+11	6	Building G	P+11	7	Building H	P+11	8	Building J	P+11	9	Building K	LG + UG +12	10	Building L	LG + UG +12	11	Building M	LG + UG +12	12	Building N1 +N2	5P + 14	13	Building O	5P + 14	15	Bungalow	P + 02	16	Commercial 1	P + Gr. + 03	17	Commercial 2	B + Gr. P +1 st +2 nd + 3P +10FL
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b.	of the environmental management plans	<p>1. Sewage Treatment Plant:</p> <p>3 Nos. of Sewage Treatment Plants with capacity of (Existing: 1 Nos. 285 m³/day) + (Proposed: 1 Nos. 10 m³/day +1 Nos. 355 m³/day) And Existing 70 m³/day is merged with 355 KLD STP.</p>																																																									

		<p>2. Water Management: Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. Solid Waste Management:</p> <ul style="list-style-type: none"> • Dry wastes will be handed over to authorized vendor for further handling & disposal purpose. • Wet wastes will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area : forest & :non-forest	Non Forest
b.	Others	Total Plot Area: 63,850.00 m ² As per FSI: 84,399.34 m ² Non FSI: 82,556.03 m ² Total Built – Up Area: 1,66,955.37 m ²
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
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 is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: Rs. 238.43 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost:- Construction phase- Rs. 22.85 Lakhs Operation Phase-

		Capital Cost - Rs. 462.2 Lakhs O & M Cost - Rs. 68.93 Lakhs																					
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---																					
d.	Whether (c) includes the cost of environmental management as shown in the above	---																					
e.	Actual expenditure incurred on the project so far	Rs. 63.63 Cr.																					
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Capital cost Rs. In Lacs</th> <th>O & M cost (Rs. In Lacs/yr)</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>54.18</td> <td>13.40</td> </tr> <tr> <td>RWH</td> <td>3.60</td> <td>0.35</td> </tr> <tr> <td>Solar Panels</td> <td>16.20</td> <td>0.25</td> </tr> <tr> <td>OWC</td> <td>25.75</td> <td>4.77</td> </tr> <tr> <td>Energy Saving</td> <td>46.62</td> <td>5.17</td> </tr> <tr> <td>Landscaping</td> <td>36.89</td> <td>0.75</td> </tr> </tbody> </table>	Particulars	Capital cost Rs. In Lacs	O & M cost (Rs. In Lacs/yr)	STP	54.18	13.40	RWH	3.60	0.35	Solar Panels	16.20	0.25	OWC	25.75	4.77	Energy Saving	46.62	5.17	Landscaping	36.89	0.75
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Energy Saving	46.62	5.17																					
Landscaping	36.89	0.75																					
10.	Forest land required																						
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.																					
b.	The status of clearing and felling	R.G. Area Provided: 5,835.44 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree plantation of about 286 Nos. There are 452 existing trees currently available at site. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.																					
c.	The status of compensatory afforestation, if any	---																					
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.																					
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir,	N.A.																					

	approach roads), if any with quantitative information	
1 2.	Status of construction (Actual and/or planned)	
a.	Date of commencement	January 2012 for Phase 1
b.	Date of completion	31 st December 2026
1 3.	Reasons for the delay if the project is yet to start	---
1 4.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	12.12.2019.
b.	Date of site visit for this monitoring report	16.12.2022; 28.03.2023
1 5.	Details of correspondence with project authorities for obtaining action plans/information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> • File. No: SIA/MH/MIS/242225/2021 dated 11.07.2022 • File. No: SEIAA-EC-0000002176 dtd. 13.03.2020. • File. No: SEIAA-EC-0000000296 dtd. 14.05.2018. • File. No.: SEAC 2011/CR691/TC-2 Dtd 31/1/2012. <p>Mr. Nitin Bhanagay. 1229/B, 3rd Floor, Rachana House FC Road, Deccan Pune, Pin: 411004. Contact No. 9822392925 E mail : nitin.b@rachanalifestyle.com</p>
	(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently))	

COMPLIANCE REPORT

Developer

M/S. Rachana lifespaces & Rachana Developers.,

S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -
Maharashtra.

COMPLIANCE REPORT

Specific Conditions:

SEAC Conditions –

1.	PP to submit the undertaking regarding baseline data is in valid period & the updated monitoring parameters considered for Traffic, air & noise.	PP reported that they are submitting herewith undertaking regarding validity of the baseline data & updated monitoring parameters considered for Traffic, air & noise as Annexure 1
2.	PP to submit the note regarding achievement of solar energy saving projected in earlier EC.	As per the commitments made during earlier EC the saving proposed for those buildings was 9.44% Now, we have completed all the installations w.r.t. commitments made earlier for the completed buildings. According to the installations done on site the energy saving achieved is 9.93%. Cumulatively we can say that, considering the savings achieved for completed buildings i.e. 9.93% and proposed saving for onging / proposed buildings i.e. 10.61%.
3.	PP to submit Certified Compliance report from regional office MoEFCC Nagpur.	The site visit has been conducted by RO, MoEF&CC, Nagpur on 24.02.2022. Certified compliance report is received from RO MoEF&CC . Submitted as Annexure 2
4.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP reported that they are submitting herewith minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. Charging point details layout is enclosed as Annexure 3
5.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	PP reported that they are submitting herewith undertaking for the water proposed to use for construction phase should not be drinking water and shall use recycled water or tanker water for proposed construction as Annexure 4

SEIAA Conditions –

1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire sources.	Condition is noted by PP.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted by PP.

3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted by PP.
4.	SEIAA after deliberation decided to grant Environment Clearance for- FSI Area: 84399.34 sq.m., non-FSI Area: 82556.03 sq.m. Built up Area: 166955.37 sq.m. (Plan Approval-outward no. 761 dated 08/07/2021).	Yes, we received the EC for 84399.34 sq.m., non-FSI Area: 82556.03 sq.m. Built up Area: 166955.37 sq.m.

General Conditions:

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	PP reported that the solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	PP reported that all construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	PP reported that used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	PP reported that Adequate drinking water and sanitary facilities for all labour force is provided on site.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer

		drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP reported that they are not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	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.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted by PP.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	PP reported that excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted by PP.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed	DG set specifications will be as per CPCB norms.

	for air and noise emission standards.	
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted by PP.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	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.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources 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 GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for alternative electrical supply to Residential buildings. • Existing 3 Nos. (1 No. 160 KVA+1 No. 125 KVA+1 No. 82.50 KVA) + Proposed 3 Nos. (1 No. 250 KVA & 1 No. 82.5 KVA & 1 no. 25 KVA). Total 6 Nos. of D.G. sets are proposed with silencer & acoustic enclosures. The stack shall be provided as per MPCB norms.
20.	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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be handed over to SWACH, Authorized NGO (for collection of waste in municipal corporation limits) for further treatment and disposal.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	3 Nos. of Sewage Treatment Plants with capacity of (Existing: 1 Nos. 285 m ³ /day) + (Proposed: 1 Nos. 10 m ³ /day +1 Nos. 355 m ³ /day) And Existing 70 m ³ /day is merged with 355 KLD STP. Construction and installation of STP is carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of	Occupation certificate is received for the Building No. C, J, F, G, H, D+E, K, L, M. Water supply is also received.

	drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	
6.	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.	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> • The green area proposed is 5,835.44 m². Accordingly same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • There will be tree plantation of about 286 Nos. There are 452 existing trees currently available at site. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.

10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Construction phase- Rs. 22.85 Lakhs Operation Phase- Capital Cost - Rs. 462.2 Lakhs O & M Cost - Rs. 68.93 Lakhs
11.	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 .	Condition is noted by PP. PP has also uploaded the Advertisement copy on the Company's website at www.rachanalifestyle.com
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP reported that six monthly reports to Environment Department, Mantralaya & MPCB is regularly herewith.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Complied, we noted the condition & agreeable to the same.
14.	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 mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters,	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
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General EC Conditions –

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted by PP.
2.	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 t Department before start of any construction work at the site.	Obtained Consent to Establish from MPCB. Copies enclosed.
3.	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 is already obtained. Obtained Consent to Establish. Copies enclosed.
4.	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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP reported that six monthly reports to Environment Department, Mantralaya & MPCB is regularly herewith.
5.	The environmental statement for each financial year ending 31 st 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.	Yes, we noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance	Condition is noted & agreeable to the same.

	does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.	Yes, we noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/S. Rachana lifespaces & Rachana Developers.,

S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -
Maharashtra.

ENERGY CONSERVATION MEASURES

S. No.	Particulars	Load
1	Connected Load	Total – 6023.94 kW
2	Maximum Demand	Total –3653.01 kVA
3	D.G sets	Total: 6 Nos. Existing: 3 Nos. (160 kVA-1 No., 125kVA-1 No., 82.50 kVA 1 No.) Proposed: 3 Nos. (250 kVA 1 No., 82.5 kVA 1 No., 25 KVA 1No.)
4	Transformer	Total: 8 Nos. Existing Total 4 Nos. (3 Nos. 630 kVA +1 No. 200 kVA), Proposed Total: 4Nos. of 630 kVA

Energy saving by non-conventional method:

- Auto Timer control for external & Common lighting
- Use of CFL / LED lamps in all public/ common areas.
- Solar powered water heating.
- Electronic V3F Drives for Elevators
- Solar PV Panel power for common area lighting.

Energy Conservation Measures				
Sr. No.	Load details	Existing	Proposed	Cumulative
1	Saving in Common Area Lighting kWh (Per Year) - (A)	35,332.00	39,443.36	74,775.36
2	Saving in Uplighter Lighting kWh (Per Year) - (B)	1,518.40	949.00	2,467.40
3	Saving in Street Lighting kWh (Per Year) - (C)	7,708.80	4,818.00	12,526.80
4	Energy Saving for Gyser in kWh (Per Year) - (D)	252,900.00	191,565.00	444,465.00
5	Energy Saving for Lifts in kWh (Per Year) - (E)		39,420.00	39,420.00
6	Energy Saving for Solar POV Cells in kWh (kW x No. of Buildings x 310 Days x 5 Hours) - (F)		94,550.00	94,550.00
7	Total Of All Savings (Per Year) = (A) + (B) + (C) + (D) + (E) + (F)	297,459.20	370,745.36	668,204.56
8	Total of all saving (Per Day) = (Total Saving (Per Year) / 365 Days)	814.96	1,015.74	1,830.70
9	Total Energy Consumption Without Energy Saving Measures (F)	9,026.10	9,570.00	18,596.10
10	Savings by Energy Saving Measures - (G)	814.96	1,015.74	1,830.70
11	Total Energy Consumption With Energy Saving Measures = (F) - (G)	8,211.14	8,554.26	16,765.40
	Percentage Saving for Total Project	9.93%	10.61%	9.84%

Solar Saving Details					
Details	Solar PV (Watts)		Hot water		
	Existing	Proposed	Existing	Proposed	Total
No. of Panels / Systems	-	165 (61kW)	55 (500/600 lit / panel) (28200 litres)	41 (500 lit / panel) (20500 litres)	96 (500/600 lit / panel) 48700 Litres
			67%	67%	67%
Dimension	-	10 Sq.m. / kW (including circulation)	25 Sq.m. /panel	25 Sq.m. /panel	25 Sq.m. /panel
Total area required	-	610 Sq.m.	1425 Sq.m.	975 Sq.m.	2400 Sq.m.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

“Bella Casa”

RESIDENTIAL AND COMMERCIAL PROJECT

For

October, 2022 – March, 2023

Developer

M/S. Rachana lifespaces & Rachana Developers.,

S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State -
Maharashtra.

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Water Sample Analysis Report

Report No - EAEPL/PM/NB/W/07-02/12/2022		Report Date – 23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling location and Sample Code	PM/W/07-02/12/22 (Near Main Gate of Const. Area)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	17.12.2022 to 23.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.46	IS 3025 (Part 11) (2022)
Total Dissolved Solid	mg / l	258.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	69.98	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	142.35	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	47.18	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	62.50	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	21.21	IS 3025 (Part 24) Sec 1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No - EAEPL/PM/NB/W/07-02/12/2022		Report Date – 23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces"		
	S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Tanker Water	EAEPL Laboratory	EAEPL Laboratory
Sampling locations and Sample Code	PM/W/07-02/12/22 (Near Main Gate of Const. Area)	Sample quantity and packing	500ml X 1 No. St. PP Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	17.12.2022 to 23.12.2022		
Report for the month	December, 2022		


Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shweta Sonawane)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Ambient Air Quality Monitoring Report

Report No - EAEPL/PM/NB/07-01/12/2022		Report Date -23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		Reference – Verbal
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/A/07-01/12/22 (Near Main Gate of Const. Area)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	17.12.2022 to 08.09.2022		
Report for the month	December, 2022		

Discipline: Chemical


Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
30°C	68%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	74.53	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2017
R.S.P.M (PM _{2.5}) (µg/m ³)	28.14	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	21.63	80 µg/m ³	IS 5182 Part-2 (2001) Reaffirmed 2017
NO _x (µg/m ³)	26.98	80 µg/m ³	IS 5182 Part-6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



 Authorized Signatory
 (Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Ambient Noise Level Monitoring Report

Report No - EAEPL/PM/NB/07-04/12/2022		Report Date -23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/N/07-09/12/22	Sample quantity and packing	Not Applicable
Date of Sampling	16.12.2022	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	December, 2022		

Discipline: Chemical

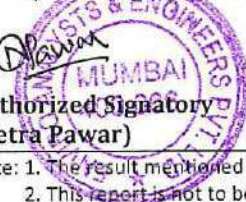
Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near RMC Plant	dB(A)	54.2	44.1	55	45
Main Gate of Site	dB(A)	54.6	44.6	55	45
Back Side of Site	dB(A)	54.1	44.8	55	45
Centre Side of Site	dB(A)	54.3	44.7	55	45

Remark: The noise level was observed to be within CPCB limits at all of the locations.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Soil Sample Analysis Report

Report No. - EAEPL/PM/NB/07-03/12/2022		Report Date - 23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		Reference – Verbal
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	PM/S/07-03/12/22 (Centreside of Site)	Sample quantity and packing	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	17.12.2022 to 23.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.43	IS 2720 (Part 26):1987, (Reaffirmed 2021)
Electrical Conductivity	µS/cm	384.16	IS 14767:2000, (Reaffirmed 2021)
Soil Moisture	%	17.67	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	38.49	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	786.42	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	1.48	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	98.94	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2033.25	EPA 9080
Magnesium	mg/kg	148.62	EPA 9080
Sulphate	mg/kg	32.40	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.68	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	3048.15	EPA 3050B
Potassium (K)	mg/kg	2978.41	EPA 3050B
Heavy Metals:			
Copper	mg/kg	108.44	EPA 3050B
Iron	mg/kg	81253.62	EPA 3050B
Lead	mg/kg	86.14	EPA 3050B
Zinc	mg/kg	121.36	EPA 3050B

-----End-----

For M/s. **ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**,

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No. - EAEPL/PM/NB/07-05/12/2022		Report Date – 23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		Reference – Verbal
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Waste Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Inlet (285 KLD) PM/W/07-05/12/22	Sample quantity and packing	1 L* 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	17.12.2022 to 23.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Pollution & Environment

Parameters	Unit	Results	Method
pH	-	6.46	IS 3025 (Part 11) 2022
Total Suspended Solid	mg / l	38.300	IS 3025 (Part 17) 2022
Total Dissolved Solid	mg / l	524.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Biological Oxygen Demand (27°C for 3 days)	mg / l	110.36	IS 3025 (Part 44) 1993 Reaffirmed 2019
Chemical Oxygen Demand	mg / l	362.87	IS 3025 (Part 58) (2006) Reaffirmed 2017
Oil & Grease	mg / l	22.00	IS 3025 (Part 39) 2021

NS- Not Specified

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No. - EAEPL/PM/NB/07-06/12/2022		Report Date – 23.12.2022	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Waste Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Outlet (285 KLD) PM/W/07-06/12/22	Sample quantity and packing	1 L* 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	17.12.2022 to 23.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

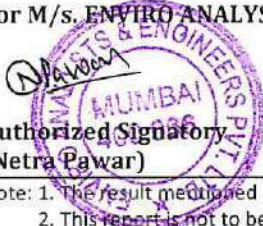
Group: Pollution & Environment

Parameters	Unit	Results	MPCB Limits	Method
pH	-	7.46	6.5 to 9.0	IS 3025 (Part 11) 2022
Total Suspended Solid	mg / l	18.00	Not more than 20	IS 3025 (Part 17) 2022
Total Dissolved Solid	mg / l	258.00	NS	IS 3025 (Part 16) (1984) Reaffirmed 2017
Biological Oxygen Demand (27°C for 3 days)	mg / l	9.77	Not more than 10	IS 3025 (Part 44) 1993 Reaffirmed 2019
Chemical Oxygen Demand	mg / l	37.15	Not more than 50	IS 3025 (Part 58) (2006) Reaffirmed 2017
Oil & Grease	mg / l	8.00	NS	IS 3025 (Part 39) 2021

NS- Not Specified

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



 Authorized Signatory
 (Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Stack Emission Analysis Report

Report No. - EAEPL/PM/NB/07-07/12/2022			Report Date - 23.12.2022
Name of Customer	M/s. Nitin Bhanagay		Reference - Verbal
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG set 1 (250 KVA) (PM/SE/07-07/12/22)	Sample quantity and packing	100 ml X 1 No. PVC bottle. TPM = 1 X 1 No. Thimble
		Preservation	Cool -Transported and stored at 5 °C (± 1°C)
Date of Sampling	16.12.2022	Date of Receipt	17.12.2022
Sampling Procedure	Indian Standard Method for measurement of emissions from stationary sources, 11255 (Part- 1 & 2)		
Period of Analysis	17.12.2022 to 23.12.2022		
Report for the month	December, 2022		

Discipline: Chemical

Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Limits
1	Stack attached to	DG Set	-
2	Capacity	250 KVA	
3	Type of Fuel	Diesel	-
4	Temp. of Flue Gas	121°C	-
5	Flue Gas Velocity	12.28 m/sec	-
6	Total Particulate Matter (TPM)	6.54 mg/Nm ³	150 mg/Nm ³
7	Sulphur Dioxide (SO ₂)	4.58 kg/day	-

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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Water Sample Analysis Report

Report No - EAEPL/W/03/23/00397		Report Date – 04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling location and Sample Code	EAEPL/W/03/23/00397 (Near Main Gate of Const. Area)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	29.03.2023 to 04.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	6.45	IS 3025 (Part 11) (2022)
Total Dissolved Solid	mg / l	60.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	6.95	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	38.14	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	8.42	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	29.40	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	8.40	IS 3025 (Part 24) Sec 1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg / l	0.14	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

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Water Sample Analysis Report

Report No - EAEPL/W/03/23/00397		Report Date – 04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal
Nature and Description of Sample	Tanker Water	EAEPL Laboratory	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/03/23/00397 (Near RMC Plant of Site)	Sample quantity and packing	500ml X 1 No. St. PP Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	29.03.2023 to 04.04.2023		
Report for the month	March, 2023		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Shweta Sonawane)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Ambient Air Quality Monitoring Report

Report No - EAEPL/A/03/23/00396		Report Date -04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		Reference – Verbal
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/03/23/00396 (Near Main Gate of Const. Area)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	29.03.2023 to 04.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
33°C	71%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	83.31	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2017
R.S.P.M (PM _{2.5}) (µg/m ³)	42.49	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	23.47	80 µg/m ³	IS 5182 Part-2 (2001) Reaffirmed 2017
NO _x (µg/m ³)	26.49	80 µg/m ³	IS 5182 Part-6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)




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Ambient Noise Level Monitoring Report

Report No - EAEPL/N/03/23/00399		Report Date -04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/03/23/00399	Sample quantity and packing	Not Applicable
Date of Sampling	28.03.2023	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	March, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near RMC Plant	dB(A)	54.5	44.5	55	45
Main Gate of Site	dB(A)	53.1	43.7	55	45
Back Side of Site	dB(A)	54.7	44.2	55	45
Near STP Area of Site	dB(A)	54.4	44.9	55	45

Remark: The noise level was observed to be within CPCB limits at all of the locations.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Soil Sample Analysis Report

Report No. - EAEPL/S/03/23/00398		Report Date - 04.04.2023		
Name of Customer	M/s. Nitin Bhanagay "Rachana Lifespaces"			
Site Address	S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal	
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory	
Sampling locations and Sample Code	EAEPL/S/03/23/00398 (Centreside of Site)	Sample quantity and packing	500 gm X 1 zip lock bag	
		Preservation	Transported & stored in dry area	
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023	
Sampling Procedure	EAEPL/LAB/SOP/03			
Period of Analysis	29.03.2023 to 04.04.2023			
Report for the month	March, 2023			

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.80	IS 2720 (Part 26):1987, (Reaffirmed 2021)
Electrical Conductivity	µS/cm	945.00	IS 14767:2000, (Reaffirmed 2021)
Soil Moisture	%	12.92	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	29.67	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	842.11	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	2.12	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	83.52	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2198.37	EPA 9080
Magnesium	mg/kg	100.79	EPA 9080
Sulphate	mg/kg	31.68	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	2.04	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1712.79	EPA 3050B
Potassium (K)	mg/kg	1036.69	EPA 3050B
Heavy Metals:			
Copper	mg/kg	146.04	EPA 3050B
Iron	mg/kg	58144.78	EPA 3050B
Lead	mg/kg	4.51	EPA 3050B
Zinc	mg/kg	70.31	EPA 3050B

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No. - EAEPL/WW/03/23/00400		Report Date – 04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference – Verbal
Nature and Description of Sample	Waste Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Inlet (285 KLD) EAEPL/WW/03/23/00400	Sample quantity and packing	1 L* 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	29.03.2023 to 04.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Pollution & Environment

Parameters	Unit	Results	Method
pH	-	7.36	IS 3025 (Part 11) 2022
Total Suspended Solid	mg / l	20.00	IS 3025 (Part 17) 2022
Total Dissolved Solid	mg / l	494.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Biological Oxygen Demand (27°C for 3 days)	mg / l	98.33	IS 3025 (Part 44) 1993 Reaffirmed 2019
Chemical Oxygen Demand	mg / l	302.80	IS 3025 (Part 58) (2006) Reaffirmed 2017
Oil & Grease	mg / l	17.00	IS 3025 (Part 39) 2021

NS- Not Specified

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No. - EAEPL/WW/03/23/00401		Report Date – 04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		
Nature and Description of Sample	Waste Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Outlet (285 KLD) EAEPL/WW/03/23/00401	Sample quantity and packing	1 L* 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	29.03.2023 to 04.04.2023		
Report for the month	March, 2023		

Discipline: Chemical

Group: Pollution & Environment

Parameters	Unit	Results	MPCB Limits	Method
pH	-	7.41	6.5 to 9.0	IS 3025 (Part 11) 2022
Total Suspended Solid	mg / l	14.00	Not more than 20	IS 3025 (Part 17) 2022
Total Dissolved Solid	mg / l	306.00	NS	IS 3025 (Part 16) (1984) Reaffirmed 2017
Biological Oxygen Demand (27°C for 3 days)	mg / l	10.36	Not more than 10	IS 3025 (Part 44) 1993 Reaffirmed 2019
Chemical Oxygen Demand	mg / l	31.87	Not more than 50	IS 3025 (Part 58) (2006) Reaffirmed 2017
Oil & Grease	mg / l	5.00	NS	IS 3025 (Part 39) 2021

NS- Not Specified

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



 Authorized Signatory
 (Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Stack Emission Analysis Report

Report No. - EAEPL/SE/03/23/00402		Report Date - 04.04.2023	
Name of Customer	M/s. Nitin Bhanagay		
Site Address	"Rachana Lifespaces" S. No.42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 of village - Sus, Taluka - Mulshi, Dist.- Pune		Reference - Verbal
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG set 1 (250 KVA)	Sample quantity and packing	100 ml X 1 No. PVC bottle. TPM = 1 X 1 No. Thimble
	EAEPL/SE/03/23/00402	Preservation	Cool -Transported and stored at 5 °C (± 1°C)
Date of Sampling	28.03.2023	Date of Receipt	29.03.2023
Sampling Procedure	Indian Standard Method for measurement of emissions from stationary sources, 11255 (Part- 1 & 2)		
Period of Analysis	29.03.2023 to 04.04.2023		
Report for the month	March, 2023		

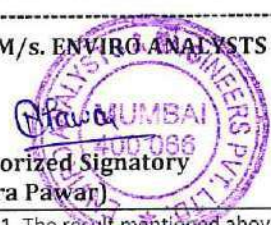
Discipline: Chemical

Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Limits
1	Stack attached to	DG Set	-
2	Capacity	250 KVA	
3	Type of Fuel	Diesel	-
4	Temp. of Flue Gas	123°C	-
5	Flue Gas Velocity	11.66 m/sec	-
6	Total Particulate Matter (TPM)	5.47 mg/Nm ³	150 mg/Nm ³
7	Sulphur Dioxide (SO ₂)	7.15 kg/day	-

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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**ENVIRONMENT
CLEARANCE**



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

To,

The Partner
MS.RACHANA LIFE SPACES & RACHANA DEVELOPERS.
Rachana House, 1229/B, F.C. Road, Deccan Gymkhana, Pune. -411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/242225/2021 dated 03 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B039MH147876 |
| 2. File No. | SIA/MH/MIS/242225/2021 |
| 3. Project Type | Expansion7 |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | "Bella casa"- Residential and Commercial Development by M/s. Rachana Life Spaces & Rachana Developers. |
| 7. Name of Company/Organization | MS.RACHANA LIFE SPACES & RACHANA DEVELOPERS. |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 11/07/2022

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

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/242225/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Rachana Life Spaces &
M/s. Rachana Developers,
S. No. 42/2, 42/43/44(P) & 43/1(P),
Village - Sus, Taluka Mulshi, Dist.-Pune

Subject : Environmental Clearance for Residential and Commercial Development Project "Bella Casa" at S. No. 42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune by M/s. Rachana Life Spaces & M/s. Rachana Developers

Reference : Application no. SIA/MH/MIS/242225/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 140th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 244th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/242225/2021
Name of Project	Residential and Commercial Development Project "Bella Casa" by M/s. Rachana Life Spaces & M/s. Rachana Developers
Project category	8b (B1)
Type of Institution	Private
Project Proponent	M/s. Rachana Life Spaces & M/s. Rachana Developers
Consultant	Enviro Analysts and Engineers Pvt. Ltd.
Applied for	Environment Clearance- Expansion project
Details of previous EC	Earlier obtained Environmental Clearance vide No. SEIAA-EC-0000002176 dated March 13., 2020 for the construction area 1,67,339.89 m ²
Location of the project	at S. No. 42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State – Maharashtra.
Latitude and Longitude	18°33'20.37"N, 73°45'38.60"E
Total Plot Area (m2)	63,850.00 m ²
Deductions (m2)	14,248.76 m ²
Net Plot area (m2)	49,601.24 m ²
Proposed FSI area (m2)	84,399.34 m ²
Proposed non-FSI area (m2)	82,556.03 m ²

Proposed TBUA (m ²)	1,66,955.37m ²																																											
TBUA (m ²) approved by Planning Authority till date	FSI : 84,399.34 m ² Non FSI : 82,556.03 m ² Total Construction Area : 1,66,955.37 m ² Sanction No. BMU/Outward No.761/ dated 08/07/2021.																																											
Ground coverage (m ²) & %	16540.87 m ² (33 %)																																											
Total Project Cost (Rs.)	Rs. 238.43 Cr.																																											
CER as per MoEF & CC circular dated 01/05/2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020 and its clarifications thereof.																																											
Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>			Reason for Modification / Change																																									
Existing Configuration	Proposed Configuration		Revision in Proposal																																									
<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Building</th> <th>No. of Floors</th> </tr> </thead> <tbody> <tr> <td>1.a</td> <td>Building A</td> <td>3P + 10</td> </tr> <tr> <td>2</td> <td>Building B</td> <td>4P + 15</td> </tr> <tr> <td>2.a</td> <td>B - Commercial</td> <td>Gr + Mezz. Shops</td> </tr> <tr> <td>3</td> <td>Building C</td> <td>LG + UG + 11</td> </tr> <tr> <td>3.a</td> <td>C - Commercial</td> <td>Ground Shops</td> </tr> </tbody> </table>	Sr. No	Building	No. of Floors	1.a	Building A	3P + 10	2	Building B	4P + 15	2.a	B - Commercial	Gr + Mezz. Shops	3	Building C	LG + UG + 11	3.a	C - Commercial	Ground Shops	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Building</th> <th>No. of Floors</th> <th>Number of flats</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Basement + Gr.P +</td> <td>103</td> </tr> <tr> <td>1.a</td> <td>Building A</td> <td>3P + 15</td> <td></td> </tr> <tr> <td>2</td> <td>Building B</td> <td>4P + 15</td> <td>90</td> </tr> <tr> <td>2.a</td> <td>B - Commercial</td> <td>Gr + Mezz. Shops</td> <td>05</td> </tr> <tr> <td>3</td> <td>Building C</td> <td>LG + UG + 11</td> <td>65</td> </tr> </tbody> </table>	Sr. No.	Building	No. of Floors	Number of flats			Basement + Gr.P +	103	1.a	Building A	3P + 15		2	Building B	4P + 15	90	2.a	B - Commercial	Gr + Mezz. Shops	05	3	Building C	LG + UG + 11	65	
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4	Building D & E	P+07	67	C - Commercial	Ground Shops	07
5	Building F	P+11	64	Building D & E	P+07	67
6	Building G	P+11	43	Building F	P+11	64
7	Building H	P+11	64	Building G	P+11	43
8	Building J	P+11	43	Building H	P+11	64
9	Building K	LG + UG+12	72	Building J	P+11	43
10	Building L	LG + UG +12	72	Building K	LG + UG +12	72
11	Building M	LG + UG +12	72	Building L	LG + UG +12	72
12	Building N1 +N2	4P + 15	120	Building M	LG + UG +12	72
13	Building O	4P + 15	120	Building N1 +N2	5P + 14	112
14	Building Q	P +06	12	Building O	5P + 14	84
15	Bungalow w	P +02	13	shop Bungalows	P +02	1
16	Commercial 1	P + Grd + 03	14	Commercial 1	P + Grd. + 03	10 shops + 27 offices
17	Commercial 2	P+1 st +2nd + 3P +12	2	Commercial 1	P + Grd. + 03	10 shops + 27 offices

				Basement + Gr.P + 1st 2nd 3P + 10FL	2 Show Rooms + 40 offices		
	Total Tenements		16	Commercial 2			
			17	Club House-2	G+01	1	
			18	Club House-3	Ground	1	
			19	Club House-4	P+02	1	
	Total number of tenements		Total Tenements =952 Nos. , 1 Bungalow, 22 Nos. of shops (7 shops in C building. +5 shops in B building + Commercial 1 building 10 shops) + (Commercial 1 building - 27 offices & Commercial 2 buildings (40 offices + 2 show rooms) 67 Nos. of Offices & 2 show rooms +, and 3 Nos. of club houses			Change as per revised proposal	
	Water Budget						
	Dry Season (CMD)		Wet Season (CMD)				
	Fresh Water		Fresh Water		471		
	Recycled		Recycled		298		
	Swimming Pool		Swimming Pool		09		
	Flushing		Flushing		250		
	Gardening		Gardening		0		
	Total		Total		721		
	Waste water generation		Waste water generation		649		
	Water Storage Capacity for Firefighting / UGT		Details of UGT: <ul style="list-style-type: none"> • Domestic UG tank Capacity: 650 m³ • Flushing water tank: 403 m³ • Raw Water Tank :162 m³ • Fire Fighting UGT: 300000 Ltr. Existing + 200000 Ltr for proposed Buildings.				
	Source of water		From Local Authority				
	Rainwater Harvesting (RWH)		Level of the Ground water table:			Pre-Monsoon:15-20 m below Post Monsoon:5-6 m below	
			Size and no of RWH tank(s) and Quantity:			NA	
			Quantity and size of recharge pits:			14 Nos. Existing: 8 Nos. 1.50mx3.0mx1.50	

		m & Proposed : 6 nos. 2.0mx2.0mx2.0m																		
	Details of UGT tanks if any:	<ul style="list-style-type: none"> • Domestic UG tank Capacity: 650 m³ • Flushing water tank: 403 m³ • Raw Water Tank :162 m³ • Fire Fighting UGT: 300000 Ltr. Existing + 200000 Ltr for proposed Buildings. 																		
Sewage and Wastewater	Sewage generation in CMD:	649 m ³ /day																		
	STP technology:	MBBR																		
	Capacity of STP (CMD):	3Nos. (Existing- 1 NO. 285 m ³ /day +Proposed- 1 No. 10 m ³ /day +1 No. 355 m ³ /day (existing 70 m ³ /day capacity STP will be discontinued and merged in proposed STP 355 m ³ /day).																		
Solid Waste Management during Construction Phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity (kg/d)</th> <th>Treatment / disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste:</td> <td>27</td> <td rowspan="2">Handed over to Authorized vendor</td> </tr> <tr> <td>Wet waste:</td> <td>18</td> </tr> <tr> <td>Construction waste</td> <td>15197.8 3m³</td> <td>Will be used in backfilling in the building structure & infrastructure work</td> </tr> </tbody> </table>		Type	Quantity (kg/d)	Treatment / disposal	Dry waste:	27	Handed over to Authorized vendor	Wet waste:	18	Construction waste	15197.8 3m ³	Will be used in backfilling in the building structure & infrastructure work							
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Solid Waste Management during Operational Phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity (kg/d)</th> <th>Treatment / disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste:</td> <td>1233</td> <td>Handed over to Authorized Agency</td> </tr> <tr> <td>Wet waste:</td> <td>1616</td> <td>Treated in OWC</td> </tr> <tr> <td>Hazardous waste:</td> <td>NA</td> <td>-</td> </tr> <tr> <td>Biomedical waste</td> <td>NA</td> <td>-</td> </tr> <tr> <td>E-Waste</td> <td>12 kg/yr.</td> <td>Handed over to Authorized Agency</td> </tr> </tbody> </table>		Type	Quantity (kg/d)	Treatment / disposal	Dry waste:	1233	Handed over to Authorized Agency	Wet waste:	1616	Treated in OWC	Hazardous waste:	NA	-	Biomedical waste	NA	-	E-Waste	12 kg/yr.	Handed over to Authorized Agency
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	Hazardous waste:	NA	-																	
	Biomedical waste	NA	-																	
E-Waste	12 kg/yr.	Handed over to Authorized Agency																		

	STP Sludge (dry)	32 kg/day	Used as manure
Green Belt Development	Total RG area (m2):	5835.44	
	Existing trees on plot:	452 Nos.	
	Number of trees to be planted:	286 Nos.	
	Number of trees to be cut:	00	
	Number of trees to be transplanted:	00	
Power requirement:	Source of power supply:	By MSEDCL	
	During Construction Phase (Demand Load):	300 kVA	
	During Operation phase (Connected load):	6023.94 kW	
	During Operation phase (Demand load):	3653.01 kVA	
	Transformer:	Total: 8 Nos. Existing Total 4 Nos. (3 Nos. 630 Kva +1 No. 200 kVA), Proposed Total: 4Nos. of 630 kVA	
	DG set	Total: 6 Nos. Existing: 3 Nos. (160 kVA-1 No., 125kVa-1 No., 82.50 kVa 1 No.) Proposed: 3 Nos. (250 kVA 1 No., 82.5 kVa 1 No., 25 KVA 1No.)	
	Fuel used	Diesel	
Details of Energy saving	<ul style="list-style-type: none"> • Use of CFL in the Common Passages and for general lighting with automatic time controller. • Use of Transformers and Motors of high efficiency. • Solar lights will be used for water heating and area lighting. 	Total saving 9.84 %	

Environmental Management plan budget during Construction phase				Rs. 22.85 Lakhs																
Environmental Management plan Budget during Operation phase	Sr. No.	Particulars	Capital cost (Rs. In Lacs)	O & m cost (Rs. In Lacs)																
	A	COMPLETED & HANDED OVER PHASE																		
	1	Solid waste management-OWC	46.5	4.77																
	2	Waste water management-STP	54.18	13.4																
	3	Energy	36.89	0.75																
	4	RWH system	3.6	0.35																
	5	Landscape	46.62	5.17																
	6	Swimming Pool	27.15	2.65																
	7	Environmental Monitoring	--	5.65																
	A	Total for completed & Handed over phase	214.94	32.74																
	B	PROPOSED PHASE																		
	1	Solid waste management-OWC	16.75	3.16																
	2	Waste water management-STP	105.1	20.62																
	3	Energy	73.55	0.65																
	4	RWH system	2.7	0.25																
	5	Landscape	21.56	2.39																
	6	Swimming Pool	27.6	2.35																
	7	Environmental Monitoring	--	6.77																
	B	Total for Proposed Phase	247.26	36.19																
	A+B	462.2	68.93																	
Traffic Management	<table border="1"> <thead> <tr> <th>Type</th> <th>Required as per DCR</th> <th>Actual Provided</th> <th>Area per parking (m2)</th> </tr> </thead> <tbody> <tr> <td>4-Wheeler</td> <td>1196</td> <td>1196</td> <td>Avg. 33.0</td> </tr> <tr> <td>2-Wheeler</td> <td>1759</td> <td>1759</td> <td>Avg. 3.5</td> </tr> <tr> <td>Bicycles</td> <td>1509</td> <td>1509</td> <td>Avg. 1.5</td> </tr> </tbody> </table>				Type	Required as per DCR	Actual Provided	Area per parking (m2)	4-Wheeler	1196	1196	Avg. 33.0	2-Wheeler	1759	1759	Avg. 3.5	Bicycles	1509	1509	Avg. 1.5
Type	Required as per DCR	Actual Provided	Area per parking (m2)																	
4-Wheeler	1196	1196	Avg. 33.0																	
2-Wheeler	1759	1759	Avg. 3.5																	
Bicycles	1509	1509	Avg. 1.5																	
Details of Court cases / litigations w.r.t. the project and project location if any.	NA																			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide letter dated 27.12.2011 for total built up area 69809.87 m². PP has obtained 2nd EC dated 14.05.2018 for Total Built up area 76,236.72m² which was amended vide letter dated 13.03.2020 for total built up area 1,67,339.89 m². Proposal has been considered by SEIAA in its 244th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking regarding baseline data is in valid period & the updated monitoring parameters considered for Traffic, air & noise.
2. PP to submit the note regarding achievement of solar energy saving projected in earlier EC.
3. PP to submit Certified Compliance report from regional office MoEFCC Nagpur.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 84399.34 m², Non-FSI- 82556.03 m², Total BUA- 166955.37m². (Plan approval-outward no 761, dated- 08.07.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction

workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place

all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that

the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar
(Member Secretary)

29/6/2022

Copy to:

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: March 13, 2020

To,
Shri Vinay Kalbhor of M/s. Rachana Life Spaces & Shri Nitin Bhanagay of Rachana Developers
at "Bella Casa" S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State - Maharashtra.

Subject: Environment Clearance for "Bella Casa"

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 103rd 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 190th meetings.


2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B1 Building & Construction Project as per EIA Notification 2006.

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

1.Name of Project	"Bella Casa"
2.Type of institution	TOR
3.Name of Project Proponent	Shri Vinay Kalbhor of M/s. Rachana Life Spaces & Shri Nitin Bhanagay of Rachana Developers
4.Name of Consultant	Enviro Analysts & Engineers Pvt. Ltd.
5.Type of project	Residential and Commercial
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental clearance obtained vide letter SEIAA-EC-0000000296 dated May 14, 2018 for built-up area of 76236.72 m ²
8.Location of the project	"Bella Casa" S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State - Maharashtra.
9.Taluka	Mulshi
10.Village	Sus
Correspondence Name:	Shri Nitin Bhanagay
Room Number:	1229/B
Floor:	3rd floor
Building Name:	Rachana house
Road/Street Name:	FC road
Locality:	Deccan Gymkhana
City:	Pune
11.Whether in Corporation / Municipal / other area	PMRDA

SEIAA Meeting No: 190 Meeting Date: March 5, 2020 (SEIAA-STATEMENT-0000001927)
SEIAA-MINUTES-0000003107
SEIAA-EC-0000002176

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Shri. Anil Diggikar (Member Secretary SEIAA)

12.IOD/IOA/Concession/Plan Approval Number	Status: IOD approval in process with proposed FSI- 86,613.70 m2, Non FSI - 80,726.19 m2 & Total Built up = 1,67,339.89 m2
	IOD/IOA/Concession/Plan Approval Number: Last Plan approval No.CC: BMU/858/18-19 dated 11/12/2018.
	Approved Built-up Area: 62006.53
13.Note on the initiated work (If applicable)	Construction initiated on site as per the EC mentioned in Sr. No. 7 above
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	63,850.00 m2
16.Deductions	14,248.76 m2 (road and Amenity)
17.Net Plot area	49,601.24 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 86,613.70 m2
	Non FSI area (sq. m.): 80,726.19 m2
	Total BUA area (sq. m.): 167339.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 62,006.53 m2
	Approved Non FSI area (sq. m.): 60332.57 m2
	Date of Approval: 11-12-2018
19.Total ground coverage (m2)	16938.24 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	34% on net plot area.
21.Estimated cost of the project	2389800000

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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	PMRDA
	Fresh water (CMD):	512
	Recycled water - Flushing (CMD):	269
	Recycled water - Gardening (CMD):	48
	Swimming pool make up (Cum):	09
	Total Water Requirement (CMD) :	838
	Fire fighting - Underground water tank(CMD):	300000 Ltr. Existing + 50000 Ltr for Commercial1+200000 Ltr for Commercial2 & 300000 Ltr for proposed Residential Buildings or as per Provisional Fire NOC
	Fire fighting - Overhead water tank(CMD):	180000 Ltr. Existing + 120000 Ltr For proposed Buildings.
	Excess treated water	316 m3/day
Wet season:	Source of water	PMRDA
	Fresh water (CMD):	512
	Recycled water - Flushing (CMD):	269
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	09
	Total Water Requirement (CMD) :	790
	Fire fighting - Underground water tank(CMD):	300000 Ltr. Existing + 50000 Ltr for Commercial1+200000 Ltr for Commercial2 & 300000 Ltr for proposed Residential Buildings or as per Provisional Fire NOC
	Fire fighting - Overhead water tank(CMD):	180000 Ltr. Existing + 120000 Ltr For proposed Buildings.
	Excess treated water	364 m3/day
Details of Swimming pool (If any)	Kids Pool :2.40 x 3.0 m Main Pool: Existing 9.15 m x 18.66 m & proposed 6.32 x 15.82	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	290	222	512	29	22	51	261	200	461
Domestic	147	122	269	15	12	27	132	110	242
Gardening	35	13	48	0	0	0	0	0	0

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	Below 15 Mtr.
	Size and no of RWH tank(s) and Quantity:	Not applicable
	Location of the RWH tank(s):	Not applicable
	Quantity of recharge pits:	Existing 8 + Proposed 6 =14 Nos.
	Size of recharge pits :	8 Nos. 1.50mx3.0mx1.50m & 6 nos. 2.0mx2.0mx2.0m.
	Budgetary allocation (Capital cost) :	Rs.6.30 Lakhs
	Budgetary allocation (O & M cost) :	Rs. 0.60 Lakhs /annum
	Details of UGT tanks if any :	<ul style="list-style-type: none"> •Domestic UG tank Capacity: 650 m3 •Flushing water tank: 403 m3 •Raw Water Tank :162 m3

26.Storm water drainage	Natural water drainage pattern:	Slope from East to West
	Quantity of storm water:	1.26 m3/ Sec.
	Size of SWD:	External :- 900 mm, Internal :- 600 mm

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27.Sewage and Waste water	Sewage generation in KLD:	703 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	Total 4 Nos. (Existing: 1 NO. 285 m3/day) + (Proposed: 1 No. 08 m3/day +1 No. 55m3/day + 1 No. 355 m3/day.) And Existing 70 m3/day (will be merged with 355 KLD STP)
	Location & area of the STP:	On ground, Total Area is 379.80 m2 Existing: 285 m3/day= 116.40 m2, 70 m3/day=52.50 m2 Proposed: 08 m3/day = 38.40 m2, 55m3/day=42.50 m2, 355 m3/day=130 m2
	Budgetary allocation (Capital cost):	Total : Rs. 176.78 Lakhs (Existing: 285 m3/day & 70 m3/day = Rs.54.18 Lakhs), (Proposed: 08 m3/day = Rs. 10.60 Lakhs 55 m3/day=Rs. 24.00 Lakhs, 355 m3/day=Rs. 88.00 Lakhs)
	Budgetary allocation (O & M cost):	Total : Rs. 40.97 Lakhs/annum (Existing: 285 m3/day & 70 m3/day = Rs. 13.40 Lakhs/annum) , (Proposed: 08 m3/day = Rs. 4.92 Lakhs/annum 55m3/day=Rs. 6.95 Lakhs,/annum 355 m3/day=Rs. 15.70 Lakhs/annum)



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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Phase -80 No's labours , Biodegradable waste: 14 kg/day, Non-Biodegradable waste: 22 kg/ day ,Excavation Quantity 4072.42 m ³ ,Reused for Filling 4227.31 m ³
	Disposal of the construction waste debris:	The maximum construction waste will be used within the site for leveling purpose and base course preparation of internal approach roads.
Waste generation in the operation Phase:	Dry waste:	Biodegradable waste: 1716 kg/day
	Wet waste:	Non-Biodegradable waste: 1267 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	35 kg/day
	Others if any:	E-waste: 4096 KG/YEAR
Mode of Disposal of waste:	Dry waste:	Handed over to authorized vendor for further handling & disposal purpose
	Wet waste:	Wet waste will be treated in onsite organic waste converter machines.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Will be used as manure
	Others if any:	E waste Handed over to authorized recyclers for further handling & disposal purpose
Area requirement:	Location(s):	On ground
	Area for the storage of waste & other material:	31.50 m ²
	Area for machinery:	For Machinery 96.50 m ² , Total area- 128 m ²
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 46.50 Lakhs
	O & M cost:	Rs. 9.08 Lakhs/annum

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Maharashtra

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	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

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	1 No. 160 KVA+1 No.125 KVA+1 No. 82.50 KVA + Proposed 1 No. 180 KVA & 1 No. 82.5 KVA & 1 No. 25 KVA	30+23+16 = 69 lit/hr. for Existing 32+16+5= 53 lit/hr. for proposed	6	4.5 m	0.10	450 oC	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	69 lit/hr.	53 lit/hr.	122 lit/hr.			
33.Source of Fuel		Local Dealer					
34.Mode of Transportation of fuel to site		By Road					
35.Energy							
Power requirement:	Source of power supply :	MSEDCL.					
	During Construction Phase: (Demand Load)	20 KW					
	DG set as Power back-up during construction phase	25.0 KVA					
	During Operation phase (Connected load):	6338.82 kW					
	During Operation phase (Demand load):	3519.21 kVA					
	Transformer:	Existing Total 4 Nos. (3 Nos. 630 KVA +1 No. 200 KVA) , Proposed Total 4 Nos. (3 Nos. 630 KVA and 1 No. 315 KVA) Total: 8 Nos.					
	DG set as Power back-up during operation phase:	EXISTING 3 Nos.(1 No. 160 KVA+1 No.125 KVA+1 No. 82.50 KVA) + PROPOSED 3 Nos. (1 No. 180 KVA & 1 No. 82.5 KVA & 1 no. 25 KVA) TOTAL 6 Nos.					
	Fuel used:	122 lit./hr. @ 75 % Load , Stack Height- 4.5 m above bldg.					
	Details of high tension line passing through the plot if any:	NA					
Energy saving by non-conventional method:							

Total Energy saving by using energy saving measures
 Using LED lights instead of T8 fluorescent lights
 VFD's on Lifts
 BEE star rated Equipment
 Using High efficient pump
 solar pv Panel
 Solar Hot water

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Common Area Lighting using LED Lights	Existing-- 35332.00 KWH + Proposed-24057.88 kWH
2	Landscape Area Lighting using LED Lights	Existing-1518.40 KWH + Proposed- 949 kWH
3	Street Lighting using LED Lights & Timer	Existing- 7708.80 KWH +Proposed- 4818.00 kWH
4	Energy saving by Geyser	Existing- 272289.000 KWH +Proposed- 297600.00 kWH
5	Solar PV	Existing- 00 + Proposed- 49600 kWH
6	Total Energy saving by using energy saving measures-	Existing- 8331.78 kWH (9.44%) + Proposed 9616.20 kWH (9.70%)

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Waste Water	STP - 1 No. 285m3/day, 70 m3/day (will be merged with 355 m3/day STP))	1 No. 08 m3/day +1 No. 55 m3/day + 1 No. 355 m3/day.
Soild Waste	OWC - 1 No. 1000 Kg/Day Capacity	1 NO. of 750 Kg/ day Capacity
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 106.93 Lakhs
	O & M cost:	Rs. 2.15 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	Erosion control - dust suppression measures, barricading & Monitoring and Testing	Rs. 1.08 Lakhs
2	Water Environment	Tanker for construction work , Water Testing , Drinking water for construction labours	Rs.3.70Lakhs
3	Land Environment	Labour toilets & sanitation	Rs.3.00 Lakhs
4	Biological Environment	Top Soil Preservation	Rs.6.8 Lakhs
5	Socio- Economic Environment	DDisinfection- Pest Control, First Aid Facilities, Health Check Up	Rs. 3.00 Lakhs

6	Safety Training	Personal Protective Equipment , For contractors and labours	Rs. 1.70 Lakhs
7	Environment Management	Environment management cell	Rs.1.00 Lakhs

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment Plant	STP -MBBR Technology	176.78 (Completed - 54.18 + Proposed-122.60)	40.97 (Completed - 13.40+ Proposed-27.57)
2	Solid Waste Management	OWC	46.50 (Completed 25.75 + Proposed-20.75)	9.08 (Completed - 4.77 + Proposed-4.31)
3	Landscaping	Development and Maintenance	68.18(Completed - 46.62 + Proposed-21.56)	7.56 (Completed - 5.17 + Proposed-2.39)
4	Rain Water Harvesting	Recharge Pits	6.30 (Completed - 3.60 + Proposed-2.70)	0.60 (Completed - 0.35 + Proposed-0.25)
5	Energy Saving	Energy saving measures	106.93 (Completed - 36.89 + Proposed-70.04)	2.15 (Completed - 0.75 + Proposed-1.4)
6	Swimming Pool	Swimming Pool	54.75 ((Completed - 27.15 + Proposed-27.60)	5.00 (Completed - 2.65 + Proposed-2.35)
7	Lightening Arrestor	Lightening Arrestor 10- Nos.	1.20	0.01
8	Environmental Monitoring	Environmental Monitoring	00	12.42 (Completed - 5.65 + Proposed-6.77)

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

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a) B1 Building & Construction Project
	Court cases pending if any	Not any
	Other Relevant Informations	-
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	14-10-2019

3. The proposal has been considered by SEIAA in its 190th 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	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
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	SEIAA decided to grant EC for - FSI: 86613.70 m2, Non-FSI: 80726.19 m2 and Total BUA: 167339.89 m2 (Plan Approval no-BMU/CR 2993/Mouje Sus/S.no 42/2, 42/43/44 (P), 43/1- , Date-)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise 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.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

LIV

The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.



Government of Maharashtra

SEIAA Meeting No: 190 Meeting Date: March 5, 2020 (SEIAA-STATEMENT-0000001927)
SEIAA-MINUTES-0000003107
SEIAA-EC-0000002176

Page 14 of
15

**Shri. Anil Diggikar (Member Secretary
SEIAA)**

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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

**CONSENT
TO
ESTABLISH**

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 020 - 25811694
Fax: 020 - 25811701
Website: <http://mpcb.gov.in>
Email: sropune1@mpcb.gov.in



Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdevadi, Pune - 411003.

GREEN/S.S.I (G37)
No:- Format1.0/SRO/UAN
No.0000134231/CO/2205001261

Date: 20/05/2022

To,
M/s Rachana Lifespaces & M/s Rachana Developers
"Bella Casa" S. No.42/2, 42/43/44(P) & 43/1(P) of
village - Sus,
Taluka Mulshi, Dist.-Pune, State - Maharashtra.



Your Service is Our Duty

Sub: Consent to Operate 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 under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016

Ref: Application for consent To operate vide UAN No.MPCB-
CONSENT-0000134231

Your application No.MPCB-CONSENT-0000134231 Dated 14.03.2022

For: grant of Consent to Operate 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 under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent to operate is granted for a period up to 28/02/2025**
- The capital investment of the project is Rs.0.298 Crs. (As per C.A Certificate submitted by industry)**
- Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1	Concrete	20	m3/hr

(The consent is granted for Captive Purpose Only)

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	0.5	As per Schedule-I	Recycle 100% to achieve ZLD
2.	Domestic effluent	0.5	As per Schedule-I	On land for gardening

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

Sr No.	Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	S1	DG Set 82.5 KVA	1	As per Schedule -II

6. **Non-Hazardous Wastes:**

Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
1	Plant cleaning & Chipping, Concrete waste	0.164	m3/day	NA	Used in Plinth & filling and below roads

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste.

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

Sr No	Category No./ Type	Quantity	UoM	Treatment	Disposal
NA					

8. The consent is issued subject to direction issued by CPCB under section 18(1) (b) of Water (Prevention and Control of Pollution) Act, 1974, regarding classification of Industries dated 07th March 2016.
9. Operation of RMC plant shall be in daytime only. The Day time is reckoned in between 6 a.m. and 6 p.m. i.e. from sun rise to sunset.
10. The Board may make the standards stringent for the RMC/batching plants located within Corporation areas.
11. Commercial plants shall install continuous ambient air quality monitoring station (CAAQMS) within the premises.
12. Captive plants shall carryout ambient air quality monitoring twice in a week for 24 hours.
13. The industry shall comply with the siting criteria as per RMC Notification dtd 16.10.2016.
14. The entire RMC Plant should be enclosed.
15. Industry shall provide covering at all the emission generating points.
16. Industry shall carry out monitoring of ambient air quality twice in a week for 24 hours at windward & lean ward direction and submit the data to Board office on monthly basis.
17. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
18. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
19. The applicant shall make an application for renewal of consent to operate 60 days prior to the date of expiry of the consent.
20. This consent is issued with the approval of competent authority of the Board.
21. The Board reserves the right to review, amend, suspend, revoke this consent and the same shall be binding on the industry.
22. This consent should not be construed as exemption from obtaining necessary NOC/ permission from any other Government authorities.
23. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)

24. This consent is issued as per deligation of powers issued vide office order no. 12/2020 dtd 23/12/2020
25. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year
26. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
27. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.
28. This consent should not be construed as any exemption from obtaining necessary NOC from other Govt. agencies / local bodies as may deemed fit necessary.
29. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1500.00	MPCB-DR-10985	17/03/2022	NEFT
2	1500.00	MPCB-DR-11810	04/05/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Pune
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 segregated trade effluent into weak stream & strong stream and provided Effluent Treatment Plant (ETP) comprising of:
 - i) **Strong COD/TDS stream of CMD** - Treatment system comprising of Primary (Primary after stmt).
 - ii) **Weak COD/TDS stream of CMD** - Treatment system comprising of .
 - B] The Applicant shall operate the effluent treatment plant (ETP) to treat the trade effluent and recycle the entire treated effluent into the process for various purposes such as for cooling, process & Scrubbing with metering system so as to achieve Zero Liquid Discharge. There shall be no discharge on land or outside factory premises.
 - C] The Industry shall ensure connectivity online monitoring system to the MPCB server including separate energy meter for pollution control system.
 - D] The treated effluent shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, effluent shall find its way for gardening / outside factory premises.
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 0.5 CMD of sewage.
 - B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

Sr.No	Parameters	Standards (mg/l)	
1	Suspended Solids	Not to exceed	50
2	BOD 3 days 27°C	Not to exceed	30
3	COD	Not to exceed	100

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification there of & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
 4. 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.
 5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters 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	1.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	6.50
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Gardening	1

6. 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/ Environmental Clearance/ CREP guidelines.

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) 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
S1	DG Set	Acoustic Enclosure	2.50	HSD 17.45 Ltr/Hr	-	Other	-

2. The Applicant shall provide Specific Air Pollution control equipments as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance / CREP guidelines.
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. The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

6. Control Equipment:

a. In-house measures :-

1. All material transfer points should be covered.
2. The dust containment system shall be provided incorporating either of the following:
 - i) Barricading all around the periphery of the plot boundary of height minimum 20 feet or 5 feet above free fall air emission area. Whichever is height with tin sheets same may extend above with netlon clothing whenever required.
 - ii) Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
 - iii) Tree plantation along the periphery inside boundary of the RMC premises having minimum width of 5 meters, on all sides. The foliage of the trees shall adequately cover area upto about 20m height.
3. Internal work area shall be, cement concreted/Asphalted
4. Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out with industrial vacuum cleaner.
5. Two level type washing facility shall be provided at entry and exit points, for transit mixture vehicle.

b. Raw material storage & handling:-

1. Storage silos of cement & fly-ash shall be adequate capacity of dust Collection system such as multi - cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag houses, so as to limit dust emissions.
6. Storage area of sand & aggregates shall be equipped with roof top water sprinkler system.
7. The production plant shall be interlocked with air pollution control system.
8. Alternative power supply system should cover both the production and Air Pollution control system.
9. Industry shall provide treatment facility industrial effluent.
10. Industry shall provide disposal facility for treated effluent.
11. Industry shall provide disposal facility for solid waste.
12. Industry shall provide proper exhaust system in the premises.

c. Ambient air quality as a distance of 10 mtr form source or the plant boundary whichever is nearer, shall meet the following standards

Particulate Matter PM 10	Not to Exceed	100 ug/m3
Particulate Matter PM 2.5	Not to Exceed	60 ug/m3

d. Solid waste treatment and disposal:

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste. Industry shall comply with following additional conditions:

1. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year.
2. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
3. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.

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
NA						

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 Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. 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.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.
11. 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 an extension or addition thereto.
12. 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.
13. The PP shall provide personal protection equipment as per norms of Factory Act
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.

23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.
25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. 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.
30. 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 provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. 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.
32. 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).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and 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.

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.0000118197/CO/2202001191

Date: 19/02/2022

To,
M/s. Rachana Lifespaces "Bella Casa"
42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1,
43/2/2, 43/2/3, 44/2/1, 44/2/2,,Village SUS
Tal: Mulshi
Pune,



Your Service is Our Duty

Sub: Renewal of Consent (part-I &II) with amalgamation of Consent to operate (part-III) for residential & commercial construction under Red Category

- Ref:**
1. Revalidation of consent to establish with expansion granted vide No Format1.0/CC/UAN No 0000097301/CE-2102001264 dtd 22.02.2021
 2. Auto Renewal of Consent to Operate (Part) granted vide no. BO/ROHQ/CO/PN-26366-15/CC-Auto-Renewal-075 dtd.24.02.2016
 3. Minutes of 15th Consent Committee meeting held on 30.12.2021

Your application NO. MPCB-CONSENT-0000118197

For: grant of Consent to Operate 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 is granted for period upto 31.01.2023**
2. **The capital investment of the project is Rs.152.9048 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent (part-I &II) with amalgamation of Consent to operate (part-III) is valid for residential & commercial construction project named as M/s Rachana Lifespaces (CTO), S. No.42/2, 42/43/44(P) & 43/1(P),Village-Mulshi, on Total Plot Area of 63,850.00 SqMtrs for completed construction BUA of 71,909.99 sq.m out of total construction BUA 1,67,339.89 SqMtrs as per EC granted dated 13.03.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 05.02.2021	63850.00	97530.02
2	Auto Renewal of Consent to Operate (Part) dtd 24.02.2016	43400.00	32410.69
3	Environmental clearance dt 13/03/2020	63850.00	167339.89

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	0	0
2.	Domestic effluent	385	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG SET 125 KVA	1	As per Schedule -II
S-2	DG SET 82.5 KVA	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Wet garbage	858 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Dry Garbage	897 Kg/Day	Segregation	Segregate and Hand over to Local Body for recycling
3	STP Sludge	41 Kg/Day	Dewatering	used as manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	5.1 Used or spent oil	40	Ltr/A	Reprocessing	To Authorized Reprocessor

- 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.
- PP shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall submit Bank guarantee of Rs 15.29048 Lakhs. (0.1 % of Capital Investment). The same shall be forfeited as PP has not obtained renewal of consent after 31.01.2018, thus violated the consent conditions.

14. The Project proponent shall submit Board Resolution in prescribed format within 15 days as PP has not obtained renewal of consent after 31.01.2018, thus violated the consent conditions. PP shall submit Bank guarantee of Rs 2.0 lakhs towards submission of Board Resolution.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC0000002176 dtd 13.03.2020 for construction project on total plot area of 63,850.00 Sq.mtrs and total Construction BUA 167339.89 Sq.mtrs.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	304180.00	MPCB-DR-7218	03/09/2021	RTGS
2	375000.00	MPCB-DR-8637	10/11/2021	RTGS
3	307439.00	MPCB-DR-10268	10/02/2022	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.
 - They are directed to obtain and forfeit the bank guarantee of Rs. 15.29048 Lakhs from the industry
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 Installed Sewage Treatment Plants (STP) with the design capacity of 418 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	Bio-Chemical Oxygen Demand (BOD)	10
3	Chemical Oxygen Demand (COD)	50
4	Nitrogen Total	10
5	Phosphorus-Total(For Discharge into Ponds,Lakes)	1.0
6	Fecal Coliform (FC) (Most Probable)	Desirable-100 Permissible-230

- 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	462.00
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG SET 125 KA	Acoustic Enclosure	2.5	HSD	27.50 Ltr/Hr
S-1	DG SET 82.5	Acoustic Enclosure	2.0	HSD	1745 Ltr/Hr

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent with amalgamation	10.0 lakh	15 days	compliance consent conditions and EC	31.01.2023	31.05.2023
2	Renewal of Consent with amalgamation	2.0 lakh	15 days	Towards submission of Board Resolution	31.01.2023	31.05.2023

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
3	Renewal of Consent with amalgamation	Rs 15.29048 lakh	15 days	compliance consent conditions and EC	31.01.2023	31.05.2023

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

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	Renewal of Consent with amalgamation	Rs 15.29048 lakh	15 Days	Compliance of Consent Conditions	Rs 15.29048 lakh	Violation of Consent Conditions

BG Return details

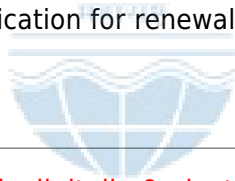
Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
			NA	

SCHEDULE-IV

General Conditions:

- 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.
- 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).
- 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.
- 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.
- Conditions for D.G. Set
 - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.



This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

No:- Format1.0/JD (WPAE)/UAN No.0000098011/CE 2102000344

Date: 05/02/2021

To,
M/s. Rachana Lifespaces "Bella Casa"
42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1,
43/2/2, 43/2/3, 44/2/1, 44/2/2,,Village SUS
Tal: Mulshi Pune,

Sub: Consent to Establish for Expansion in Construction of Residential Project granted under Red Category. under L.S.I Red Category

- Ref:**
1. Consent to Establish granted vide No.BO/RO-HQ/Pune/CE/CC-203 dt. 07/12/2011 revalidation of consent to establish applied vide UAN No. 97301
 2. Consent to Operate granted vide Format 1.0/BO/ROHQ/CO/PN-22433-14/CC-9982. Dt. 30/10/2014.
 3. Auto Renewal of consent to Operate (Part) vide No. BO/ROHQ/CO/PN-26366-15/CC- Auto -Renewal-075 dt. 24/02/2016.
 4. . Minutes of Consent Committee meeting held on 23/11/2020.

Your application NO. MPCB-CONSENT-0000098011

For: grant of Consent to Establish for expansion 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 a period upto commissioning of project or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.100.41 Crs. (As per undertaking submitted by pp).
3. The Consent to Establish for expansion is valid for for Construction of Residential Project named as Rachana Lifespaces "Bella Casa",42/2, 42/3/3, 43/1(P), 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2,,Village SUS, Tal: Mulshi, Dist :Pune, on Total Plot Area of 63850.00 SqMtrs for construction BUA of 97530.02 SqMtrs out of Total Construction BUA 167339.89 sqm as per EC granted dated 13/03/2020 including utilities and services and a s per commencement certificate issued by local body.

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dt 13/03/2020	63850.00	167339.89



Signature

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	0	0
2.	Domestic effluent	385	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
s-1	DG SET 125 KVA	1	As per Schedule -II
s-1	DG SET 82.5 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	858 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Dry Garbage	897 Kg/Day	----	Segregate and Hand over to Local Body for recycling
3	STP Sludge	41 Kg/Day	STP	used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	40	Kg/Annum	Through Authorized Agency	Authorized reprocessors

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- 12 PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- 13 PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage



[Handwritten signature]

- 14 This consent is issued without prejudice to the order passed or may be passed by the Hon'ble Supreme Court of India in special leave petition (Civil No. D23708/2017) (if construction in Mumbai region-)
- 15 Project proponent shall make provision of charging port for electric vehicles at least 10 % of total available parking area
- 16 The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA , Environment Department , Government of Maharashtra, dtd 13/03/2020 for total plot area 63850.0 Sqm and total construction BUA 167339.89 Sqm

For and on behalf of the
Maharashtra Pollution Control Board.



(Signature)
(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	200820.00	MPCB-DR-2131	16/10/2020	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 **418 CMD for treatment of domestic effluent of 385 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	Bio-Chemical Oxygen Demand (BOD)	10
3	Chemical Oxygen Demand (COD)	50
4	Nitrogen Total	10
5	Phosphorus-Total(For Discharge into Ponds,Lakes)	1.0
6	Fecal Coliform (FC) (Most Probable)	Desirable-100 Permissible-230

- 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	462.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG SET 125 KA	Accoustic enclosure	2.5	HSD	17.45 Ltr/Hr
S-1	DG SET 82.5	AS PER CPCB	2.0	HSD	27.50 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to establish for expansion	10.0 lakh	15 days	compliance consent conditions and EC	up to comissioning of the projects	up to comissioning of the projects

** 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.



Signature

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

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



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

Infrastructure Project /Orange/L.S.I

Consent order No: **BO/ROHQ/CO/PN-26366-15/CC-Auto-Renewal- 075**

Date: **24/02/2016**

To,

M/s. Rachana Lifespaces, "Bella Casa",

S.No. 42/3/3+43/1+43/2+43/2/1, 44/2/(1to8),

44/3, 44/3(1to3), 44/4, 44/4/1+2, 44/5,

44/5(1 to 13), 44/6, 44/6(1 to 5)

Village Sus, Taluka:- Mulshi, Pune.

Sub : Auto renewal of Consent to Operate (Part) in Orange category for Residential Project.

Ref : 1) Earlier consent to operate granted by Board vide No BO/ROHQ/CO/PN-26366-15/CC-503 dated 12/01/2016.

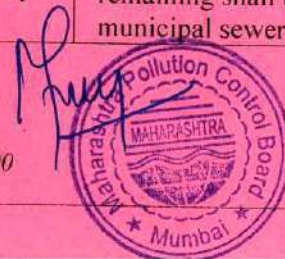
2) Your application received under auto Renewal on 29/01/2016.

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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Operate (part) is granted for a period upto:- **31/01/2018.**
2. The Capital investment of the part completed Project is **Rs.84.44 Crs.** (As per CA certificate).
3. The Consent to operate (Part) is valid for Residential Project develops by **M/s. Rachana Lifespaces** named as "**Bella Casa**", at **S.No. 42/3/3+43/1+43/2+43/2/1, 44/2/(1to8), 44/3, 44/3(1to3), 44/4, 44/4/1+2, 44/5, 44/5(1 to 13), 44/6, 44/6(1 to 5) Village Sus, Taluka:- Mulshi, Pune** on total plot area of **43,400.0 m²** and part operate builtup area **32,410.69 m²** out of total construction area of **69,809.87m²**. As per construction commencement certificate issued by local body. (1st Part BUA 18378.32sqm + 2nd Part 14032.37sqm =Completed BUA 32,410.69sqm)
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	287.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

M/s. Rachana Lifespaces, "Bella Casa", SRO Pune II/I/O/L/56800000



Page 1 of 6

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

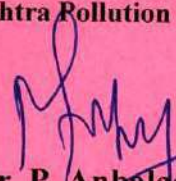
Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (82.5 x2 KVA)	2	As per Schedule -II

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

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	500.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	300.0	Kg/Day	Segregation	By sale

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GoM, vide no: SEAC-2011/CR-691/TC-2 dated 27th January 2011.
10. The applicant shall submit the affidavit within 15 days in the prescribed format regarding the part of the built-up area /building for which application for consent to 1st operate is made and that the same is included in the Environment Clearance accorded.
11. This consent is issued as per part completion certificate of the project issued by your Architect Vilas Achalkar on 19/10/2015.
12. This consent is issued under the auto renewal consent policy of the board vide Circular No. MPCB/AS(T)/TB/B-5088 dtd 03/12/2015 as per self certificate submitted by Mr. Nitin N. Bhanagay (Designation:- Director of Company), authorized signatory as per board resolution passed in board meeting dtd. 14th January 2016.

For and on behalf of the
Maharashtra Pollution Control Board


Dr. P. Anbalagan
Member Secretary



Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	125000.0	003285	27/01/2016	Sarawat Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your consent application, you have provided the sewage treatment system with the design capacity of (70 + 285) CMD.

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

1	Suspended Solids	Not to exceed	50 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	10 mg/l.
3	COD	Not to exceed	50 mg/l.

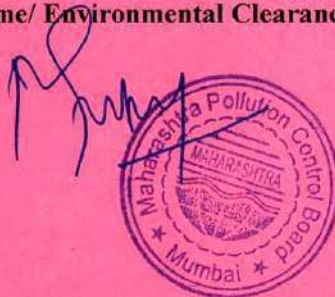
C) The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance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

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	367.0

5) The firm shall provide Specific Water Pollution control system as per the conditions of EPAct,1986 and rule made there under from time to time/ Environmental Clearance.



Schedule-II

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

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

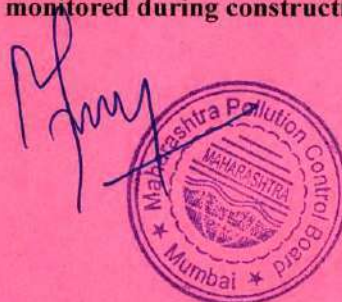
Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (82.5 x2 KVA)	4.0	HSD/ Diesel	34 Lit/Hr.

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

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

Particulate matter	Not to exceed	150.00 mg/Nm ³ .
--------------------	---------------	-----------------------------

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.



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	Operate (Part)	Rs. 5.0 lakhs	15 days	Rs. 5.0 lakhs for ensuring the compliance consent conditions	31/01/2018	31/05/2018

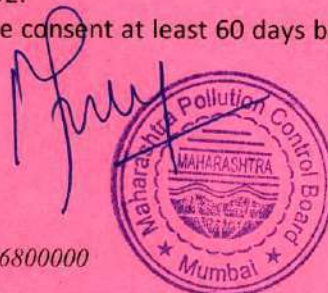
Note:- Applicant shall extend the existing Bank Guarantee submitted as per consent to operate condition of Rs 5 Lakhs for next 2 Years i.e upto 31/05/2018



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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 5) 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.
- 6) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 8) 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.
- 9) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 10) The treated sewage shall be disinfected using suitable disinfection method.
- 11) 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.
- 12) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.



ANNEXURES

ANNEXURE 1



Date: 01.06.2022

To
The Member Secretary,
State Level Expert Appraisal Committee (SEAC III),
Environment Department,
New Administration Building,
15th Floor, Mantralaya, Mumbai

We, M/s. Rachana Life Spaces & Rachana Developers hereby undertake that;

1. The proposed project is Amendment in "Bella Casa" Residential and Commercial Development Project located at S. No. 42/2, 42/43/44(P) and 43/1(P), Village - Sus, Taluka - Mulshi, Dist.-Pune, State - Maharashtra by M/s. Rachana Life Spaces & Rachana Developers. (Proposal No. SIA/MH/MIS/242225/2021)
2. Earlier EC was received vide No SEIAA-EC-0000002176 on 13 March 2020, EIA studies were carried out, baseline data collection was completed during **December 2018 to February 2019** through primary monitoring and surveys for relevant parameters and secondary data collection for Air, Water, Noise and Soil.
3. As per the understanding of per OM No. J-11013/41/2006-IA-II(I) (Part) dated 29.08.2017 regarding validity of the baseline data collected, we have used earlier baseline study details (Period **December 2018 to February 2019**) and we have completed the EIA studies for the current proposal on the basis of the same.
4. As a part of statutory compliance, we are regularly monitoring environmental parameters on-site periodically. On the basis of available data submitting herewith the comparison of Air Quality and Noise Quality.
5. Also we have carried out the traffic analysis considering site and its surrounding. Submitting the comparison for the same as well.

This is for your kind consideration and oblige.

Thanking you in anticipation.

For Rachana Life Spaces & Rachana Developers

Authorized Signatory

- Encl: 1. Comparative for baseline collected on site.
2. Comparative of Traffic Survey conducted on site and its surrounding.

Rachana House, 1229 / B, F.C. Road,
Deccan Gymkhana, Pune - 411 004 (INDIA)

Call : +91.20.6601 3500
www.rachanalifestyle.com

A. Air Monitoring:

Duration		Parameters Monitored				
		PM ₁₀ µg/m ³	PM _{2.5} µg/m ³	SO ₂ µg/m ³	NO _x µg/m ³	CO mg/m ³
December 18 to February 19	Min.	36.00	22.00	11.09	25.55	0.28
	Max.	84.00	50.00	37.64	40.28	1.29
	Average	69.16	33.54	24.83	33.64	0.87
Data available						
April 2021		45.25	16.22	18.19	21.18	-
July 2021		47.77	18.71	17.18	20.08	-
December 2021		47.03	21.21	18.26	22.17	-
March 22		41.84	13.75	16.41	18.87	-
	Std.	100	60	100	80	4

From the above table we can note that all the values of the parameters have reduced as compared to the average monitored values of the period of December 18 to February 19.

B. Noise Monitoring:

Std. Limits in dB (A) Leq. Residential	Day Leq dB(A)	Night Leq dB(A)
		55
December 18 to February 19		
Project Site	57.14	45.59
April 2021		
Near Right side of the project	53.6	42.2
Main Gate of site	52.7	43.9
Back side of Site	52.3	42.7
Centre side of site	53.0	42.6
July 2021		
Near Right side of the project	53.7	43.9
Main Gate of site	52.8	42.7
Back side of Site	53.6	43.7
Centre side of site	52.4	44.6
December 2021		
Near RMC Plant	53.2	43.7
Main Gate of site	54.9	44.8
Back side of Site	53.4	42.6



Std. Limits in dB (A) Leq. Residential	Day Leq dB(A)	Night Leq dB(A)
	55	45
December 18 to February 19		
Centre side of site	54.2	44.4
March 2022		
Near RMC Plant	54.7	42.9
Main Gate of project site	54.2	42.9
Back side of the project Site	53.4	40.7
Centre side of project site	54.9	44.2

It was noted that the noise levels during the day were higher than the allowable GPCB limits by 2-4 dB during the day due to heavy traffic on NH 48.

From the above table, we can note that all the values of the parameters have reduced as compared to the average monitored values of the period of December 18 to February 19.




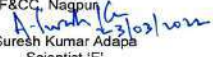
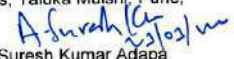
Traffic study comparison- as per earlier EIA- Traffic study and proposed/amendment Traffic study Report

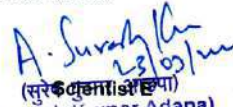
Road	Type of Road Category	Carriageway	Traffic Volume (PCU's/Hr.)		Volume/Capacity Ratio (V/C)		Level of Service (LOS)		Observed Annual Traffic Growth
			2019	2021	2019	2021	2019	2021	
Western Hills Road	Collector	4-Lane (2 Way Undivided)	452	482	0.25	0.27	B	B	3.27 %
Pashan - Sas Road	Collector	4-Lane (2 Way Undivided)	689	754	0.38	0.42	B	C	4.61 %
Mumbai Pune Bypass Road	Arterial	6 Lane (2 Way Divided)	2268	2404	0.42	0.45	C	C	2.95 %

- The traffic volume count surveys were conducted in October 2019 and July 2021.
- At the time of survey carried out in October 2019, wings C, D, E, F, G, H, I, K, L and M of the proposed development were already constructed and occupied. Hence during the traffic study of the external roads, the impact from this constructed component of the proposed development was already included in the traffic volume on surrounding roads.
- At the time of survey carried out in July 2021, no additional construction from the proposed development was done. So, no additional traffic impact from the proposed development was observed.
- The change in LOS on the external roads is due to regular traffic growth on external roads. Traffic analysis shows that the annual traffic growth on surrounding roads varies from 2.95 to 4.61 %.



ANNEXURE 2


 <p>भारत सरकार GOVERNMENT OF INDIA पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE</p>	<p>Integrated Regional Office Ground Floor, East Wing New Secretariat Building Civil Lines, Nagpur - 440001 E-mail: apccfcentral-ngp-mef@gov.in</p>
F.No: EC-1489/RON/2022-NGP/ 9483	Date: 23.03.2022
To,	
The Member Secretary, SEIAA Environment Department, Govt. of Maharashtra, Mantralaya, Mumbai, Maharashtra	
Sub: Environmental clearance granted for expansion of existing project "Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune	
Ref: SEIAA, Govt. of Maharashtra letter no. SEIAA-EC-000002176 dated 13.03.2020	
Madam,	
I am directed to invite your kind attention on the above subject and letter under reference. Monitoring report of compliance status of conditions stipulated in Environmental clearance granted for expansion of existing project " Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune is enclosed herewith. Site inspection has been carried out on 24.02.2022. Following observations were made during the site inspection:	
SEIAA, Govt. of Maharashtra granted environmental clearance for the project vide letter dated 13.03.2020 for the expansion of existing project. During the site inspection, it was observed that 10 buildings (C, D, E, F, G, H, J, K, L, M) and 2 club houses were completed and occupied. Construction was in progress in 2 residential and 1 commercial buildings.	
2 STPs of total capacity 355 CMD were provided for the occupied buildings. PP submitted that additional STPs will be provided for proposed buildings/buildings under construction. OWCs were provided for the occupied buildings. As per the information provided, green belt will be developed over an area of 5835.44 sq.m. with the plantation of 452 no.s of saplings of different species. Non compliances were observed w.r.t. ground water level and quality monitoring, publishing of advertisement & submission of environment statement. Partial compliances were observed w.r.t. uploading of documents to project website.	
This issues with the approval of Regional Officer/DDGF(C), IRO, MoEF&CC, Nagpur	
 Suresh Kumar Adapa Scientist 'E'	
Encl: as above	
1/19	
Copy to:	
1. The Additional Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003	
2. M/s. Rachana Life Spaces & Rachana Developers, Village Sus, Taluka Mulshi, Pune, Maharashtra.	
 Suresh Kumar Adapa Scientist 'E'	

<p>Summary Note</p>
<p>1. Implementation of Conditions: Site inspection has been carried out on 24.02.2022. SEIAA, Govt. of Maharashtra granted environmental clearance for the project vide letter dated 13.03.2020 for the expansion of existing project. During the site inspection, it was observed that 10 buildings (C, D,E, F,G, H, J, K, L, M) and 2 club houses were completed and occupied. Construction was in progress in 2 residential and 1 commercial buildings. 2 STPs of total capacity 355 CMD were provided for the occupied buildings. PP submitted that additional STPs will be provided for proposed buildings/buildings under construction. OWCs were provided for the occupied buildings. As per the information provided, green belt will be developed over an area of 5835.44 sq.m. with the plantation of 452 no.s of saplings of different species. Non compliances were observed w.r.t. ground water level and quality monitoring, publishing of advertisement & submission of environment statement. Partial compliances were observed w.r.t. uploading of documents to project website.</p>
<p>2. Review w.r.t to MOEFs letter dated 30.5.2012: The above mentioned report is prepared after site visit on 21.01.2022 for the expansion/amendment of environmental clearance granted for the expansion of existing project "Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune. Compliance status is based on the observations made during site inspection.</p>
<p>3. Court Cases and show cause/closure notices: No information pertaining to court cases, show cause/closure notice was provided.</p>
<p>MPCB granted consent to establish for expansion of the project vide letter no. Format1.0/JD (WPAE)/UAN No. 0000098011/CE2102000344 dated 05.02.2021. MPCB granted consent to operate (part) for the project vide no. BO/ROHQ/CO/PN-26366-15/CC-Auto-Renewal-075 dated 24.02.2016 with validity upto 31.01.2018.</p>
 (Suresh Kumar Adapa) Scientist-E पर्यावरण, वन एवं जलवायु परिवर्तन, मंत्रालय Ministry of Environment, Forest and Climate Change एकीकृत क्षेत्रीय कार्यालय, नागपुर-440 001 Integrated Regional Office, Nagpur-440 001

ANNEXURE 3

Parking Location	No. of Charging point at Floor				
	Building A	Building Commercial 2	Building B	Building N1+N2	Building O
Basement	7	19	--	--	--
Ground Floor	--	5	6	--	6
1st parking	7	--	8	8	9
2nd Parking	7	--	--	8	9
3rd parking.	7	--	--	8	--
Total =	28	24	14	24	24

ANNEXURE 4



RACHANA
LIFESPACES
THE SPIRIT OF CREATION

Date: 01.06.2022

To,



**The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
Environment Department,
New Administration Building,
2nd floor, Mantralaya, Mumbai,
State: Maharashtra.**

We, M/s. Rachana Life Spaces & Rachana Developers having our project "Bella Casa" (Residential and Commercial Development) located at S. No. 42/2, 42/43/44(P) and 43/1(P), Village - Sus, Taluka - Mulshi, Dist.-Pune, State - Maharashtra.

We hereby undertake that recycled water or tanker water shall be used for the construction phase. Drinking water will not be used for any construction activity.

For Rachana Life Spaces & Rachana Developers



Authorized Signatory

Rachana House, 1229 /B, F.C. Road,
Deccan Gymkhana, Pune - 411 004 (INDIA)
Call : +91 20 6601 3500
www.rachanalifestyle.com

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