

SIX MONTHLY ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT

For:

New Construction Project “Rohan Ekam” located at S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Pune.

By:



M/s ROHAN BUILDERS & DEVELOPERS PRIVATE LIMITED.

EC IDENTIFICATION NO: EC23B039MH155827,

FILE No. SIA/MH/MIS/70803/2022

DATED: JANUARY 09, 2023.

FOR THE PERIOD: OCTOBER, 2024 – MARCH, 2025.

COMPLIANCE REPORT FOR NEW CONSTRUCTION PROJECT,

LOCATED AT S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Pune.

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SR. NO:	DATA SHEET:	
1.	Project Type: River- valley/ mining/ industry/ Thermal/ Nuclear/ other/ (specify)	New Construction Project
2.	Name of the project	New Construction Project "Rohan Ekam" located at S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Pune.
3.	Clearance letter(s)/OM on and Date	EC Received from Govt. of Maharashtra Dated January 09, 2023, vide File No. SIA/MH/MIS/70803/2022 having EC Identification No: EC23B039MH155827.
4.	Location	S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Pune.
	a) District(s)	Pune
	b) State (s) Maharashtra	Maharashtra
	Address for correspondence	
	a) Address of concerned Project Chief Engineer (with pin code & telephone/telex/fax numbers)	Mr. Ashwin Lunkad M/s.Rohan Builders & Developers Pvt. Ltd., 1 Modibaug Commercial Building, CTS No. 2254, Bhamburde, Ganeshkhind Road, Near Agriculture College, Shivajinagar, Pune - 411016 Tel. : +91 20 7101 7101 Mob. : 9762722103 Email : environ.ho@rohanbuilders.com
	b) Address of Executive Project engineer/Manager(with pin code/fax Numbers)	Same as above
5.	Salient features	
	a) of the Project	New Construction Project
	b) of the Environmental Management Plan	Sewage Treatment Plant, Rain Water harvesting and Solid waste Management, Solar Energy usage, Landscape development etc.
6.	Break up of the project area	
	a) submergence area : forest & non-forest	N.A.
	b) Others	Total plot area : 52747.00 SQM FSI area (sq. m.): 181608.61 SQM Non FSI area (sq. m.): 138391.39 SQM Total BUA area (sq.m.): 3,20,000.00 SQM
7.	Breakup of the project affected population with enumeration of those losing	N.A.

	houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers	
	a) SC, ST / Adivasis	N.A.
8.	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)	N.A.
9.	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	875 crores rupees approximately as estimated.
	b) Allocation made for environmental Management plans with item wise and Year wise break-up.	The Capital cost during the operational phase shall be approx. 835 Lac and O & M shall be approx. 93 Lac.
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	--
	d) Whether(c) includes the cost of environmental management as shown in the above	--
10.	Forest land requirement	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.
	b) The status of clearing felling	N.A.
	c) The status of compensatory	N.A.
	d) Afforestation, if any	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	In process
	a) Date commencement (Actual and/or planned)	-----
	b) Date of completion (Actual and/or planned)	-----
13.	Reasons for the delay if the project is yet to start	N.A.

14.	Dates of site visits	N.A.
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	The MPCB site visit has been done.
	b) Date of site visit for this monitoring report	MPCB officials conducted site visit on 18.11.2022 for Consent to Establish purpose.
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other than the routine letters for logistic support for site visits (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).	-----

ACTUAL STATUS OF PROJECT SITE:

BUILDING:	EXCAVATION:	BASEMENT:	FLOOR:	FINISHING WORK:
A	Complete	Complete	8 % Completed	-----
B	Complete	Complete	20 % Completed	-----
C	Complete	Complete	60 % Completed	-----
D	In Process	-----	-----	-----
E	In Process	-----	-----	-----
F	In Process	-----	-----	-----
G	10 % Completed	-----	-----	-----
H	70 % Completed	-----	-----	-----
I	85 % Completed	-----	-----	-----
J (HDH Reservation)	In Process	-----	-----	-----
Club House 1	In Process	-----	-----	-----
Club House 2	In Process	-----	-----	-----

Labour Status:

Currently, there are 60 - 70 labours and 2 security guards present on site.

SR.NO.	CONDITIONS	COMPLIANCE
SPECIFIC CONDITIONS:		
A. SEAC CONDITIONS:		
1.	PP to submit the red/blue line details.	Noted & Compiled.
2.	PP to restrict the height of the building as per CFO NoC. Also PP to abide all the conditions of fire NoC.	Noted & will be followed.
3.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.	Noted & will be followed.
4.	PP to ensure that, the water proposed to use for the construction phase should not be drinking water. They can use recycled water or tankers water for proposed construction.	Noted & will be followed.
B. SEIAA CONDITIONS:		
1.	This EC is restricted for building no C, G, and H up to 56.00 m, 71.25 m and 71.25 m height respectively as per CFO NOC.	Noted & will be followed.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted & will be followed.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted & will be followed.
4.	PP shall comply with Standard EC conditions mentioned in the office Memorandum issued by MoEF&CC vide F.No.22-34/2018-IA.III dated 04.01.2019.	Noted & will be followed.
5.	SEIAA after deliberation decided to grant EC for – FSI – 181004.80 m2, Non FSI – 138391.39 m2,	Noted.

Total BUA – 3,19,396.19 m² (Plan approval No. Zone – 3/5185, dated 25.11.2022) (FSI restricted as per approval and Non FSI as per appraisal).

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.	Noted & will be followed.
II.	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	Noted & will be followed.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted & will be followed.
IV.	Adequate drinking water and sanitary should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	Noted & will be followed.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted & will be followed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted & will be followed.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted & will be followed.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted & will be followed.
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.	Noted & will be followed.
X.	The Energy Conservation Building code shall be strictly adhered to.	Noted & will be followed.

XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Noted & will be followed.
XII.	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.	Noted & will be followed.
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.	Noted & will be followed.
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.	Noted & will be followed.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should confirm to Environments (Protection) Rules prescribed for air and noise emission standards.	Noted & will be followed.
XVI.	Vehicles hired for transportation of Raw Materials shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Noted & will be followed.
XVII.	Ambient noise levels should confirm 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 confirm to the stipulated standards by CPCB / MPCB.	Noted & will be followed.
XVIII.	Diesel power generation sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and confirm 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 sulfur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted & will be followed.
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/designated person.	Noted & will be followed.

B) OPERATION PHASE:

I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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 waste garbage will be disposed outside the premises.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.</p>	Noted & will be followed.
II.	E – Waste shall be disposed through authorized vendor as per E – waste (Handling and Management) Rules – 2016.	Noted & will be followed.
III.	<p>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. Discharge of this unused treated affluent, if any should be discharge in the Sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.</p> <p>b. PP to give 100 % treatment sewage/liquid waste and explore the possibility to recycle at list 50 % water, local authority should ensure this.</p>	Noted & will be followed.
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to Occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted & will be followed.

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 & proper disposal of treated water as per environmental norms.	Noted & will be followed.
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.	Noted & will be followed.
VII.	PP to provide adequate electric charging points for electric vehicles. (EVs)	Noted & will be followed.
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.	Noted & will be followed.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted & will be followed.
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.	Noted & will be followed.
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 refer at Website at http://Parivesh.nic.in	Noted & Compiled. The advertisement has been published in English as well as in Marathi Newspapers (Dated 19.01.2023) Please refer Annexure No. 3 – Newspaper Notices.
XII.	Project management should submit half yearly compliance report in respect of the stipulated prior environmental clearance terms & condition in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	Noted & will be followed.
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	Noted & will be followed.

XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO 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.	Noted & will be followed.
C) GENERAL EC CONDITIONS:		
I	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted & will be followed.
II	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site	Noted, The "Consent for Establishment" from MPCB is in process. Please refer Annexure No. 1 – MPCB-CTE Application.
III	Under the provision 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 Environment clearance.	Noted.
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.	Noted & will be followed. Annexure 5 - Previous Ack
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.	Noted & will be followed.
VI	No further Expansion or modification, other than mentioned EIA Notification 2006 and its amendments shall be carried out without prior approval of the SEIAA. In case of any deviation	Noted.

	or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to access the adequacy of the condition(s) imposed and to incorporate 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.	Noted.
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 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.	Noted.
5.	This Environment clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permission/NOCs shall be obtained before starting proposed work at site.	Noted.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted.
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	Noted.

(Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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

Noted.

ANNEXURE NO: 01

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Director
M/S.ROHAN BUILDERS AND DEVELOPERS PVT LTD
1 modibaug commercial complex ganeshkhind road near agriculture
college shivajinagar. -411016

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/70803/2022 dated 03 Aug 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039MH155827 |
| 2. File No. | SIA/MH/MIS/70803/2022 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | |
| 7. Name of Company/Organization | M/S.ROHAN BUILDERS AND
DEVELOPERS PVT LTD |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 20 May 2022 |

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

Date: 09/01/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/70803/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Rohan Builders & Developers Pvt. Ltd.,
S. No. 49/8 (Part), 49/10B (Part), 49/10C,
49/10D (Part), 49/11 (part), 49/12 (part),
49/13 (part), 49/14 (part), 49/15, 49/16,
Balewadi, Pune.

Subject : Environmental Clearance for New Construction Project at S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (part), 49/12 (part), 49/13 (part), 49/14 (part), 49/15, 49/16 Balewadi, Pune by M/s. Rohan Builders & Developers Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/70803/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 154th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st November, 2022.

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

1	Proposal Number	SIA/MH/MIS/70803/2022	
2	Name of Project	New Construction Project at S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (part), 49/12 (part), 49/13 (part), 49/14 (part), 49/15, 49/16 Balewadi, Pune by M/s. Rohan Builders & Developers Pvt. Ltd.	
3	Project category	8 (b)-B1 of EIA Notification 2006	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Ashwin Lunkad (Project proponent)
		Regd. Office address	1 Modibaug Commercial Building, CTS No. 2254, Bhamburde, Ganeshkhind Road, Near Agriculture College, Shivajinagar, Pune
		Contact number	020 71017201
		e-mail	vijaya.desai@rohanbuilders.com
6	EMP Consultant	Oasis Environmental Foundation Accreditation Certificate no. NABET/EIA/1922/RA 0199 valid till 24 th September 2022	

		(The scope is limited only to Preparation of EMP in accordance with EIA notification dated 03-03-2016)
7	Applied for	Environment Clearance (Fresh EC)
8	Details of previous EC	Not Applicable
9	Location of the project	At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (part), 49/12 (part), 49/13 (part), 49/14 (part), 49/15, 49/16 Balewadi, Pune
10	Latitude and Longitude	Latitude: 18°34'56.38"N, Longitude: 73°46'38.57"E
11	Total Plot Area (m ²)	52747.00
12	Deductions (m ²)	7898.53 (Including Amenity)
13	Net Plot area (m ²)	44848.47
14	Proposed FSI area (m ²)	181608.61
15	Proposed Non-FSI area (m ²)	138391.39
16	Proposed TBUA (m ²)	3,20,000.00
17	TBUA (m ²) approved by Planning Authority till date	Sanction/IOD is in process from PMC
18	Ground coverage (m ²) & %	-
19	Total Project Cost (Rs.)	875 Cr
20	CER as per MoEF & CC circular dated 01/05/2018	CER Activities will be done as and if applicable

21	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	
	Previous EC / Existing Building			Proposed Buildings			
				Bldg	Config.	Height	
	-	-	-	A	BP1+BP2+ST+P0DIUM+34 F	107.95	-
				B	BP1+BP2+ST+P0DIUM+34 F	107.95	
				C	BP1+BP2+ST+P0DIUM+34 F	107.95	
				D	Gr/ST+P0DIUM+34 F	107.95	
				E	Gr/ST+P0DIUM+34 F	107.95	
				F	BP1+BP2+ST+P0DIUM+34 F	107.95	
				G	BP1+BP2+ST+P0DIUM+34 F	107.95	
				H	BP1+BP2+ST+P0DIUM+34 F	107.95	
				I	BP1+BP2+ST+P0DIUM+17 F	56.20	
				J (HDH Reservation)	G+3 F	12.00	

				Club House 1	G + 1 F	7.1	
				Club House 2	G + 1 F	7.1	
22	Total number of tenements			1440 Flats			
23	Water Budget		Dry Season (CMD)			Wet Season (CMD)	
			Fresh Water		655	Fresh Water	655
			Recycled (Flushing + Gardening)		372	Recycled (Flushing)	325
			Swimming Pool		3	Swimming Pool	3
			Flushing		325	Flushing	325
			Total		1027	Total	980
			Waste water		883	Waste water	883
24	Water Storage Capacity for Firefighting / UGT	Fire UGT 300 m3 UGT Domestic 978 m3 Fire OHT 180 m3					
25	Source of water	Pune Municipal Corporation					
26	Rainwater Harvesting (RWH)	Level of the Ground water table			Summer Season – 21.50 m. to 30.00 m. BGL. (25.75 BGL Average)		
					Rainy Season – 6.75 m. to 11.50 BGL. (9.13 BGL Average)		
					Winter Season – 14.13 m. to 20.75 m. BGL. (17.44 BGL Average)		
					NA		
		Size and no of RWH tank(s) and Quantity			NA		
Quantity and size of recharge pits			(2.5m x2.5m x 2m) 20 nos				
Details of UGT tanks if any			NA				
27	Sewage and Wastewater	Sewage generation in CMD			883		
		STP technology			MBBR		
		Capacity of STP (CMD)			1) 425 KLD 2) 480 KLD		
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal			
		Dry waste:	97(kg/day)	Handed over to authorized agency			
		Wet waste:	65 (kg/day)	Handed over to authorized agency			
		Construction Waste:	3%	Reuse for road construction & refilling			
29	Solid Waste Management during Operation phase	Type	Quantity (kg/day)	Treatment / disposal			
		Dry waste	1330	Treatment – Segregation at source only, Disposal - Through authorized vendor (SWaCH, Pune)			
		Wet waste	2000	Treatment – OWC machine Disposal – Used as a manure			
		Hazardous waste	N.A.	N.A.			
		Biomedical waste	Not Quantified yet	Authorized Vendor			
		E-Waste	3600 kg/year	Handed over to Authorized Agency (SWACH)			

		STP Sludge (dry)	55 Kg/day	Used as manure																																	
30	Green Belt Development	Total RG area (m ²)		Proposed Open Space Area: -3982.96 SQM																																	
		Existing trees on plot		425																																	
		Number of trees to be planted		160 (425+140)=565 no's																																	
		Number of trees to be cut		0																																	
		Number of trees to be transplanted		0																																	
31	Power requirement	Source of power supply		MSEDCL																																	
		During Construction Phase (Demand Load)		200 kw																																	
		During Operation phase (Connected load)		12483 KW																																	
		During Operation phase (Demand load)		5477 KW																																	
		Transformer		630 KVA x 10 nos																																	
		DG set		500 kVA x 2 nos																																	
		Fuel used		83.2 lit./hr @ 75% Loading-																																	
32	Details of Energy saving	✔ 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.																																			
33	Environmental Management plan budget during Construction phase	<table><tr><td>1</td><td>Erosion</td><td colspan="2">75 lac</td></tr><tr><td>2</td><td>Site Safety & site Sanitation</td><td colspan="2">10</td></tr><tr><td>3</td><td>Disinfection & Health Check up</td><td colspan="2">5</td></tr><tr><td>4</td><td>Environmental Monitoring</td><td colspan="2">10</td></tr></table>				1	Erosion	75 lac		2	Site Safety & site Sanitation	10		3	Disinfection & Health Check up	5		4	Environmental Monitoring	10																	
		1	Erosion	75 lac																																	
		2	Site Safety & site Sanitation	10																																	
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4	Environmental Monitoring	10																																			
34	Environmental Management plan Budget during Operation phase	<table><tr><td>1.</td><td>Sewage Treatment Plant</td><td>265</td><td>50</td></tr><tr><td>2.</td><td>Solid Waste Management</td><td>40</td><td>11</td></tr><tr><td>3.</td><td>Storm Water Network</td><td>60</td><td>3</td></tr><tr><td>4.</td><td>Rain Water Harvesting</td><td>25</td><td>1.00</td></tr><tr><td>5.</td><td>Energy</td><td>304</td><td>12.73</td></tr><tr><td>6.</td><td>Landscape</td><td>50</td><td>3.00</td></tr><tr><td>7.</td><td>Environmental Monitoring</td><td>10</td><td>10</td></tr><tr><td>8.</td><td>Site Safety and training</td><td>3.00</td><td>0.50</td></tr></table>				1.	Sewage Treatment Plant	265	50	2.	Solid Waste Management	40	11	3.	Storm Water Network	60	3	4.	Rain Water Harvesting	25	1.00	5.	Energy	304	12.73	6.	Landscape	50	3.00	7.	Environmental Monitoring	10	10	8.	Site Safety and training	3.00	0.50
		1.	Sewage Treatment Plant	265	50																																
		2.	Solid Waste Management	40	11																																
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		6.	Landscape	50	3.00																																
		7.	Environmental Monitoring	10	10																																
		8.	Site Safety and training	3.00	0.50																																
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)																																
		4-Wheeler	1265	1265	15813																																
		2-Wheeler	4107	4107	8214																																
36	Details of Court cases / litigations w.r.t. the project and project location if any	PP states that there is no court case against project or project location as on date																																			

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

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the red/blue line details.
2. PP to restrict the height of the building as per CFO NoC. Also PP to abide all the conditions of fire NoC.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
4. 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. This EC is restricted for building no C, G, H up to 56.00 m, 71.25 m and 71.25 m height respectively as per CFO NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 181004.80 m², Non FSI- 138391.39 m², Total BUA-3,19,396.19 m². (Plan approval No. Zone-3/5185, dated- 25.11.2022) (FSI restricted as per approval and Non FSI as per appraisal).

General Conditions:

a) Construction Phase :-

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

wastewater and solid wastes generated during the construction phase should be ensured.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any,

were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.

Pravin Darade
2011/21 20 22

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified
Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary
Date: 1/9/2023 6:08:35 PM

ANNEXURE NO: 02

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/CAC-CELL/UAN No.0000146766/CE/2307000904

Date: 14/07/2023

To,
Rohan Builders & Developers Pvt Ltd.,
S. No. 49/8(Part), 49/10B(Part), 49/10C,
49/10D(Part), 49/11(Part), 49/12(Part),
49/13(Part), 49/14(Part), 49/15, 49/16,
49/13(Part), 49/14(Part), 49/15, 49/16,
Balewadi, Tal. Haveli, Dist. Pune-411014.



Sub: Grant of Consent to Establish for Residential cum Commercial Development project under Red/LSI Category.

- Ref:**
1. Environmental Clearance for proposed Residential cum Commercial Development project accorded by Env. Dept, GoM vide letter No. SIA/MH/MIS/70803/2022 dtd. 09/01/2023
 2. Minutes of Consent Appraisal Committee meeting held on 05/07/2023.

Your application NO. MPCB-CONSENT-0000146766

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.875 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential cum Commercial Development project named as Rohan Builders & Developers Pvt Ltd., S. No. 49/8(Part), 49/10B(Part), 49/10C, 49/10D(Part), 49/11(Part), 49/12(Part), 49/13(Part), 49/14(Part), 49/15, 49/16, 49/13(Part), 49/14(Part), 49/15, 49/16, Balewadi, Tal. Haveli, Dist. Pune-411014 on Total Plot Area of 52,747 SqMtrs Total Construction BUA of 3,19,396.19 SqMtrs as per specific condition No. B(5) EC granted dated 09/01/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 09/01/2023	52747.00	319396.00

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	Nil	Nil

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	883	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG Sets of 600 kVA x 02	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	2000 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	1330 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	55 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Handed over to Auth. reprocessor.

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	3600.00	Kg/Annum	Handed over to Auth. Vendor.

- 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.
- PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
- The treated sewage 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/ or connected to local body sewer line with water metering system.
- PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
- PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

15. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr J. B. Sangewar**
Joint Director(WPC) & InCharge Of CAC-Cell
For and on behalf of,
Maharashtra Pollution Control Board
cac-cell@mpcb.gov.in
2023-07-14 17:59:07 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1750000.00	TXN2211000150	01/11/2022	Online Payment

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided Sewage Treatment Plant of designed capacity 905 CMD with MBBR technology for the treatment of 883 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated sewage 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/ or connected to local body sewer line with water metering system.
- 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	1027.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-2	DG Sets of 600 kVA x 02	Acoustic Enclosure	30.00	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

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

This certificate is digitally & electronically signed.

ANNEXURE NO: 03

महाराष्ट्र



टाइम्स

www.matagold.in



पुणे : गुरुवार, १९ जानेवारी २०२३ । पाने १८ (पुणे प्लससह) । शहर आवृत्ती । ₹ ६.००

वर्ष : १३ अंक : १

महाराष्ट्र टाइम्स । पुणे । गुरुवार, १९ जानेवारी २०२३ । mtedit@timesgroup.com

जाहीर नोटीस

सर्वांना सुचित करण्यात येते की मे. रोहन बिल्डर्स अॅन्ड डेव्हलपर्स प्रायव्हेट लिमिटेड यांच्या सर्व्हे नं.

४९/८(भाग), ४९/१०ब (भाग), ४९/१०क, ४९/१०ड(भाग), ४९/११ (भाग), ४९/१२ (भाग), ४९/१३ (भाग), ४९/१४ (भाग), ४९/१५, ४९/१६,

गाव मौजे बालेवाडी, पुणे, महाराष्ट्र येथील नवीन बांधकाम प्रकल्पास भारत सरकार पर्यावरण, वन आणि हवामान बदल मंत्रालय (राज्य पर्यावरण प्रभाव मुल्यांकन प्राधिकरण महाराष्ट्र द्वारे जारी केलेले) यांचेकडील

दिनांक ०९/०९/२०२३ चे EC ओळख क्र.

EC23B039MH155827 व फाईल क्र.

SIA/MH/MIS/70803/2022, अन्वये पर्यावरण मंजूरी दिलेली आहे. सदर मंजूरीची प्रत राज्य पर्यावरण प्रभाव मुल्यांकन प्राधिकरण महाराष्ट्र यांचे पुढील संकेतस्थळावर उपलब्ध आहे.

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THE ECONOMIC TIMES

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Economy: Macro, Micro & More II

NOTICE

This is to inform the public at large that **M/s. Rohan Builders and Developers Private Limited** have been accorded with the Environmental Clearance by Government of India, Ministry of Environment, Forest and climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra) for the Proposed Construction Project Located at S.No.49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, of Village Balewadi, Pune, Maharashtra vide EC Identification Number EC23B039MH155827 along with File No. SIA/MH/MIS/70803/2022, Dated 09th January, 2023. The copy of letter is available on the website of State Environment Impact Assessment Authority, Maharashtra: www.environmentclearance.nic.in

ANNEXURE NO: 04

SITE PHOTOGRAPHS

A - Building



B - Building



B - Building



C - Building



G - Building



A - Building



B & C - Building



A - Building



ANNEXURE NO: 05

Ashish Arbale - Rohan Builders

From: Ashish Arbale - Rohan Builders <environ.ho@rohanbuilders.com>
Sent: Tuesday, December 17, 2024 4:41 PM
To: ecompliance-mh@gov.in; mpcb pune@mpcb.gov.in
Cc: environ.pn@rohanbuilders.com
Subject: Submission of Six Monthly Compliance Report_Rohan Ekam_M/s. Rohan Builders & Developers Pvt. Ltd_April, 2024 - September, 2024.
Attachments: Rohan Ekam.pdf

Respected Sir / Ma'am,

I hope this email finds you well. I am writing on behalf of **M/s. Rohan Builders & Developers Pvt. Ltd.** to inform you that we have successfully completed the current **Six Monthly Environmental Compliance Reports** of the following project since obtaining the Environmental Clearance for our following Projects:

- 1) Project Name:** Rohan Ekam,
Located at: S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Pune.
EC Identification No.: EC23B039MH155827,
File No.: SIA/MH/MIS/70803/2022
Dated: January 09, 2023.

As per the requirements outlined by the SEIAA, Environment Department, Government of Maharashtra, we are hereby submitting the detailed **Six Monthly Environmental Compliance Report** for the period of **April, 2024 to September, 2024..**

The compliance report provides comprehensive information regarding our adherence to the environmental guidelines set forth by the regulatory authorities. It highlights the various measures and steps taken by our team to ensure the project's compliance with the stipulated norms. We have diligently monitored and implemented the necessary practices to minimize any potential environmental impact.

In addition to the compliance report, we have also filled out the datasheet that accompanies this email. This datasheet contains relevant data and records that support our compliance efforts and serve as a reference for the assessment of our project's environmental impact.

We kindly request you to acknowledge the receipt of the **Six Monthly Environmental Compliance Report**. Your acknowledgment will greatly assist us in maintaining transparency and accountability of the process.

Thank you for your attention to this matter.

Yours Faithfully,

Thanks and Best Regards,

Ashish A. Arbale
(M): +91-9762722103

Rohan Builders (India) Pvt. Ltd
1 Modibaug, Ganeshkhind Road, Near Agriculture College,
Shivajinagar, Pune - 411016. Maharashtra (India)
Tel.: +91 20 71017360, Ext. No: 146, Cell: +91-9762722103
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ANNEXURE NO: 06



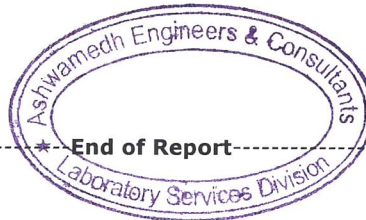
NOISE LEVEL MEASUREMENT REPORT

Sample ID: N/02/25/048	Report No.: N/02/25/048	Report Date	06/02/2025
Name and Address of Customer	Rohan Builders & Dvelopers Pvt. Ltd. Rohan Ekam At Sr. No. 49/8(Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Monitoring Done By	Laboratory	Sample Description /Type	Ambient Noise
Order Reference	Test Request No. AEC/TR/02/2025/110 dated 02.02.2025	Date of Monitoring	28/01/2025

Chemical Testing; Group: Atmospheric Pollution

Location	Time (h)	Results Noise Level dB (A)	Method
1. Near Site Office	11:30	54.9	CPCB Protocol for Ambient Level Noise Monitoring, July:2015
	22:30	42.2	
Limits			
As Per the Noise Pollution (Regulation & Control) Rules, 2000 (Rules 3 (1) and 4(1))			
Area Type	Limits in dB (A) weighted scale		
	Day (6 a.m. to 10 p.m.)		Night (10 p.m. to 6 a.m.)
Commercial	65		55
Residential	55		45


Saanvi Dalal
Section In-charge (Chemical)
Reviewed & Authorised by



End of Report

Note:

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4. There are no additions to, deviation or exclusions from the method.



TEST REPORT

Sample ID : S/02/25/026	Report No. S/02/25/026	Report Date	11/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Soil
Sampling Location	Project Site	Date - Sampling	31/01/2025
Sample Quantity / Packing	1 kg x 1 no. paper bag	Date - Receipt of Sample	02/02/2025
Sampling Procedure	AEC/SAM/37	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/181 dated 02.02.2025	Date - Completion of Analysis	10/02/2025

Sr. No.	Parameter	Result	Unit	Method
Chemical Testing; Group: Pollution & Environment				
1	pH (1:5 suspension at 25°C)	8.68	-	FAO, Sec. III, I, Page no.65: 1976
2	Moisture Content	2.52	% by Weight	Dept. of Agriculture & Cooperation, Ministry of Agriculture, Govt. of India, Jan 2011
3	Water Holding Capacity	51.9	%	AEC/C/SAP/S-18
4	Cation Exchange Capacity	7.61	meq/100g	FAO, Sec. III, 7-2, Page no.104: 1976
5	Total Nitrogen (as N)	134	mg/kg	FAO, Sec III, 4, Page No. 78: 1976
6	Total Potassium (as K)	425	mg/kg	USEPA/SW 846/7000B
7	Sodium (as Na)	940	mg/kg	USEPA/SW 846/7000B
8	Copper (as Cu)	3.23	mg/kg	USEPA/SW 846/7000B
9	Cadmium (as Cd)	BLQ (LOQ:5)	mg/kg	USEPA/SW 846/7000B
10	Calcium (as Ca)	22656	mg/kg	USEPA/SW 846/6010C
11	Lead (as Pb)	12.3	mg/kg	USEPA/SW 846/7000B
12	Nickel (as Ni)	38.0	mg/kg	USEPA/SW 846/7000B
13	Zinc (as Zn)	77.2	mg/kg	USEPA/SW 846/7000B
14	Boron (as B)	16.3	mg/kg	USEPA/SW 846/6010C
15	Mercury (as Hg)	BLQ (LOQ:0.01)	mg/kg	USEPA/SW 846/6010C
16	Chloride (as Cl)	87.8	mg/kg	AEC/C/SAP/S-7
17	Sulphate (as SO ₄)	54.5	mg/kg	USEPA/SW 846/9038

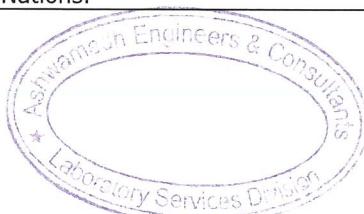
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

Note: All results are on air dry basis.

FAO: Food & Agriculture Organization, United Nations.



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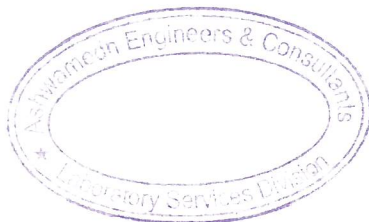


End of Report



Sample ID : S/02/25/026	Report No. S/02/25/026	Report Date	11/02/2025
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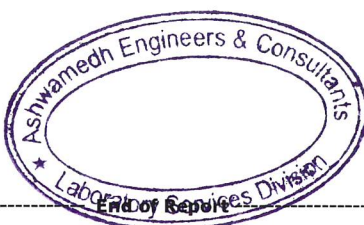




STACK EMISSION MONITORING REPORT

Sample ID : SA/02/25/045	Report No. SA/02/25/045	Report Date	07/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Stack Emission
Sample Quantity / Packing	PM: 1 no. thimble SO ₂ : 30 ml x 1 no. plastic bottle	Date - Sampling	28/01/2025
		Date - Receipt of Sample	02/02/2025
Sampling Procedure	IS 11255 (Part 1):2019, (Part 2):2019, (Part 3):2018	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/109 dated 02.02.2025	Date - Completion of Analysis	06/02/2025
Stack Details			
~ Stack Identity	200 KVA D G Set		
~ Stack attached to	200 KVA D G Set		
~ Material of construction	MS		
~ Stack height above ground level	3 m		
~ Stack diameter	0.1 m		
~ Stack shape at top	Round		
~ Type of Fuel	Diesel		
~ Fuel Consumption	12 L/h		
Parameter	Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution			
Flue Gas Temperature	99	°C	IS 11255 (Part 3): 2018
Flue Gas Velocity	6.9	m/s	IS 11255 (Part 3): 2018
Flue Gas Flow Rate	153	Nm ³ /h	IS 11255 (Part 3): 2018
Particulate Matter (PM)	13	mg/Nm ³	IS 11255 (Part 1): 2019
Sulphur Dioxide (SO ₂)	BLQ (LOQ:5)	mg/Nm ³	IS 11255 (Part 2): 2019
Sulphur Dioxide (SO ₂)	BLQ (LOQ:0.02)	kg/d	IS 11255 (Part 2): 2019
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification			

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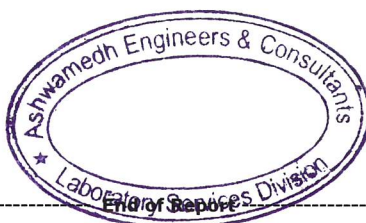


STACK EMISSION MONITORING REPORT

Sample ID : SA/02/25/046	Report No. SA/02/25/046	Report Date	07/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Stack Emission
Sample Quantity / Packing	PM: 1 no. thimble SO ₂ : 30 ml x 1 no. plastic bottle	Date - Sampling	28/01/2025
		Date - Receipt of Sample	02/02/2025
Sampling Procedure	IS 11255 (Part 1):2019, (Part 2):2019, (Part 3):2018	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/109 dated 02.02.2025	Date - Completion of Analysis	06/02/2025
Stack Details			
~ Stack Identity	125 KVA D G Set		
~ Stack attached to	125 KVA D G Set		
~ Material of construction	MS		
~ Stack height above ground level	4 m		
~ Stack diameter	0.1 m		
~ Stack shape at top	Round		
~ Type of Fuel	Diesel		
~ Fuel Consumption	9 L/h		
Parameter	Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution			
Flue Gas Temperature	98	°C	IS 11255 (Part 3): 2018
Flue Gas Velocity	6.1	m/s	IS 11255 (Part 3): 2018
Flue Gas Flow Rate	130	Nm ³ /h	IS 11255 (Part 3): 2018
Particulate Matter (PM)	12	mg/Nm ³	IS 11255 (Part 1): 2019
Sulphur Dioxide (SO ₂)	BLQ (LOQ:5)	mg/Nm ³	IS 11255 (Part 2): 2019
Sulphur Dioxide (SO ₂)	BLQ (LOQ:0.02)	kg/d	IS 11255 (Part 2): 2019
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification			

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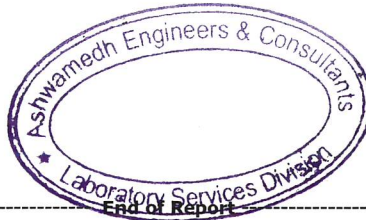




STACK EMISSION MONITORING REPORT

Sample ID : SA/02/25/047	Report No. SA/02/25/047	Report Date	06/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Stack Emission
Sample Quantity / Packing	PM: 1 no. thimble SO ₂ : 30 ml x 1 no. plastic bottle	Date - Sampling	28/01/2025
		Date - Receipt of Sample	02/02/2025
Sampling Procedure	IS 11255 (Part 1):2019, (Part 2):2019, (Part 3):2018	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/109 dated 02.02.2025	Date - Completion of Analysis	05/02/2025
Stack Details			
~ Stack Identity	82.5 KVA D G Set (Labour Camp)		
~ Stack attached to	82.5 KVA D G Set		
~ Material of construction	MS		
~ Stack height above ground level	4 m		
~ Stack diameter	0.1 m		
~ Stack shape at top	Round		
~ Type of Fuel	Diesel		
~ Fuel Consumption	9 L/h		
Parameter	Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution			
Flue Gas Temperature	95	°C	IS 11255 (Part 3) : 2018
Flue Gas Velocity	6.6	m/s	IS 11255 (Part 3) : 2018
Flue Gas Flow Rate	148	Nm ³ /h	IS 11255 (Part 3) : 2018
Particulate Matter (PM)	12	mg/Nm ³	IS 11255 (Part 1): 2019
Sulphur Dioxide (SO ₂)	BLQ (LOQ:5)	mg/Nm ³	IS 11255 (Part 2): 2019
Sulphur Dioxide (SO ₂)	BLQ (LOQ:0.02)	kg/d	IS 11255 (Part 2): 2019
BLQ: Below Limit of Quantification, LOQ: Limit of Quantification			

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End of Report

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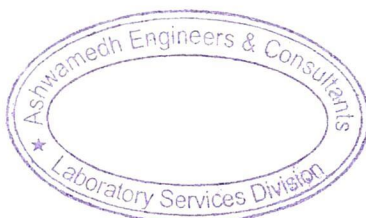
ULR-TC550925000003170F

TEST REPORT

Sample ID : W/02/25/085	Report No. W/02/25/085	Report Date	10/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Drinking Water
Sampling Location	R.O. Plant Outlet	Date - Sampling	31/01/2025
Sample Quantity / Packing	2 L x 1 no. plastic can 250 ml x 1 no. sterile glass bottle	Date - Receipt of Sample	02/02/2025
Sampling Procedure	IS 1622:1981 & APHA 24th Ed., 2023, 1060 B, 44, 9060 A, 1094 & 9060 B, 1097 & ISO 19458:2006	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/0168 dated 02.02.2025	Date - Completion of Analysis	08/02/2025

Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
Chemical Testing; Group: Water, Residues in Water					
Organoleptic and Physical Parameters					
1	pH value (at 25°C)	8.30	6.5 - 8.5	-	IS 3025 (Part II):2022
2	Turbidity	BLQ (LOQ:0.2)	Max. 1.0	NTU	IS 3025 (Part II):2023
3	Electrical Conductivity(at 25°C)	86	Not specified	µmho/cm	IS 3025 (Part IV):1984
4	Total Dissolved Solids	48	Max. 500	mg/L	IS 3025 (Part IV): 2023
General Parameters concerning substances undesirable in excessive amounts					
5	Ammonia (as NH ₃ -N)	BLQ (LOQ:0.1)	Max. 0.5	mg/L	APHA, 24th Ed., 4500- NH ₃ , F.429: 2023
6	Calcium (as Ca)	8.81	Max. 75	mg/L	IS 3025 (Part IV), Method No.5: 1991
7	Chloride (as Cl)	BLQ (LOQ:5)	Max. 250	mg/L	ISO 15923-1:2017
8	Fluoride (as F)	BLQ (LOQ:0.05)	Max. 1.0	mg/L	IS 3025 (Part IV), Method No.5: 2008
9	Iron (as Fe)	BLQ (LOQ:0.06)	Max. 1.0	mg/L	IS 3025 (Part IV): 2019 / ISO 11885: 2007
10	Magnesium (as Mg)	4.86	Max. 30	mg/L	IS 3025 (Part IV): 1994
11	Nitrate (as NO ₃)	1.1	Max. 45	mg/L	APHA, 24th Ed., 4500-NO ₃ , B.434: 2023
12	Sulphate (as SO ₄)	2.73	Max. 200	mg/L	ISO 15923-1:2017
13	Total Alkalinity (as CaCO ₃)	30	Max. 200	mg/L	IS 3025 (Part IV): 1986
14	Total Hardness (as CaCO ₃)	42	Max. 200	mg/L	IS 3025 (Part IV), Method No.5: 1983
15	Alkalinity (Phenolphthalein) (as CaCO ₃)	BLQ (LOQ:0.5)	Not specified	mg/L	IS 3025 (Part IV): 1986
16	Calcium Hardness (as CaCO ₃)	22	Not specified	mg/L	IS 3025 (Part IV): 2004
17	Sodium (as Na)	5.6	Not specified	mg/L	IS 3025 (Part IV): 2019

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Reviewed & Authorised by



ULR-TC550925000003170F

Sample ID : W/02/25/085	Report No. W/02/25/085	Report Date	10/02/2025
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Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
18	Potassium (as K)	0.7	Not specified	mg/L	IS 3025 (Part 45): 2019
19	Total Phosphate (as P)	BLQ (LOQ:0.1)	Not specified	mg/L	APHA, 24th Ed., 4500- P.E.486: 2023

Parameters Concerning Toxic Substances

20	Lead (as Pb)	BLQ (LOQ:0.008)	Max. 0.01	mg/L	IS 3025 (Part 2): 2019 / ISO 11885:2007
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Biological Testing; Group: Water

Bacteriological Parameters

21	<i>Escherichia coli</i>	Absent	Not Detectable	/100 ml	IS 15185:2016
22	Total Coliforms	Absent	Not Detectable	/100 ml	IS 15185:2016

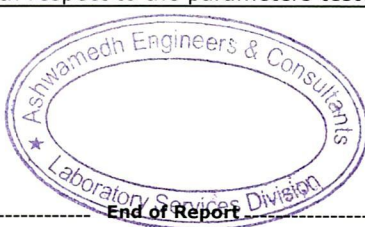
BLQ:Below Limit of Quantification, LOQ:Limit of Quantification

Remark: The analysed Water Sample results conform with Acceptable Limit (wherever specified) as per IS 10500:2012

[With Amendment No.1,2,3 and 4] Standard with respect to the parameters tested.

Akshata Pagare

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Section In-charge (Biological)
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Saanvi Dalal

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End of Report

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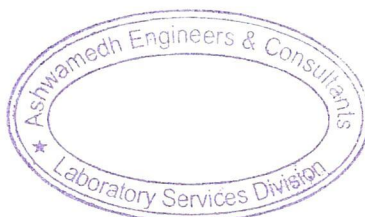
TEST REPORT

Sample ID : W/02/25/086	Report No. W/02/25/086	Report Date	10/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Drinking Water
Sampling Location	R.O. Plant Outlet - Labour Camp	Date - Sampling	31/01/2025
Sample Quantity / Packing	2 L x 1 no. plastic can 250 ml x 1 no. sterile glass bottle	Date - Receipt of Sample	02/02/2025
Sampling Procedure	IS 1622:1981 & APHA 24th Ed., 2023, 1060 B, 44, 9060 A, 1094 & 9060 B, 1097 & ISO 19458:2006	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/0168 dated 02.02.2025	Date - Completion of Analysis	10/02/2025

Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
Chemical Testing; Group: Water, Residues in Water					
Organoleptic and Physical Parameters					
1	pH value (at 25°C)	7.52	6.5 - 8.5	-	IS 3025 (Part II):2022
2	Turbidity	BLQ (LOQ:0.2)	Max. 1.0	NTU	IS 3025 (Part IO):2023
3	Electrical Conductivity(at 25°C)	109	Not specified	µmho/cm	IS 3025 (Part 14):1984
4	Total Dissolved Solids	61	Max. 500	mg/L	IS 3025 (Part 16): 2023
General Parameters concerning substances undesirable in excessive amounts					
5	Ammonia (as NH ₃ -N)	BLQ (LOQ:0.1)	Max. 0.5	mg/L	APHA, 24th Ed., 4500- NH ₃ , F.429: 2023
6	Calcium (as Ca)	8.82	Max. 75	mg/L	IS 3025 (Part 40), Method No.5: 1991
7	Chloride (as Cl)	BLQ (LOQ:5)	Max. 250	mg/L	ISO 15923-1:2017
8	Fluoride (as F)	BLQ (LOQ:0.05)	Max. 1.0	mg/L	IS 3025 (Part 60), Method No.5: 2008
9	Iron (as Fe)	BLQ (LOQ:0.06)	Max. 1.0	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007
10	Magnesium (as Mg)	5.83	Max. 30	mg/L	IS 3025 (Part 46): 1994
11	Nitrate (as NO ₃)	1.2	Max. 45	mg/L	APHA, 24th Ed., 4500-NO ₃ , B.434: 2023
12	Sulphate (as SO ₄)	10	Max. 200	mg/L	ISO 15923-1:2017
13	Total Alkalinity (as CaCO ₃)	35	Max. 200	mg/L	IS 3025 (Part 23): 1986
14	Total Hardness (as CaCO ₃)	46	Max. 200	mg/L	IS 3025 (Part 21), Method No.5: 1983
15	Alkalinity (Phenolphthalein) (as CaCO ₃)	BLQ (LOQ:0.5)	Not specified	mg/L	IS 3025 (Part 23): 1986
16	Calcium Hardness (as CaCO ₃)	22	Not specified	mg/L	IS 3025 (Part 40): 2004
17	Sodium (as Na)	8.8	Not specified	mg/L	IS 3025 (Part 45): 2019

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ULR-TC550925000003171F

Sample ID : W/02/25/086	Report No. W/02/25/086	Report Date	10/02/2025
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Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
18	Potassium (as K)	0.3	Not specified	mg/L	IS 3025 (Part 45): 2019
19	Total Phosphate (as P)	BLQ (LOQ:0.1)	Not specified	mg/L	APHA, 24th Ed., 4500- P.E.486: 2023

Parameters Concerning Toxic Substances

20	Lead (as Pb)	BLQ (LOQ:0.008)	Max. 0.01	mg/L	IS 3025 (Part 2): 2019 / ISO 11885:2007
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Biological Testing; Group: Water

Bacteriological Parameters

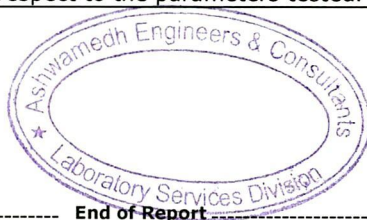
21	<i>Escherichia coli</i>	Absent	Not Detectable	/100 ml	IS 15185:2016
22	Total Coliforms	Absent	Not Detectable	/100 ml	IS 15185:2016

BLQ:Below Limit of Quantification, LOQ:Limit of Quantification

Remark: The analysed Water Sample results conform with Acceptable Limit (wherever specified) as per IS 10500:2012

[With Amendment No.1,2,3 and 4] Standard with respect to the parameters tested.

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End of Report

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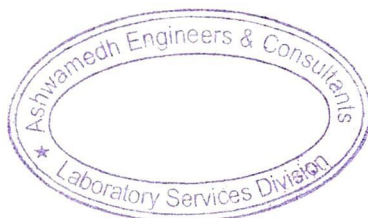
TEST REPORT

Sample ID : W/02/25/087	Report No. W/02/25/087	Report Date	10/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Ground Water
Sampling Location	Borewell	Date - Sampling	31/01/2025
Sample Quantity / Packing	2 L x 1 no. plastic can	Date - Receipt of Sample	02/02/2025
Sampling Procedure	APHA 24th Ed., 2023, 1060 B, 44	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/0168 dated 02.02.2025	Date - Completion of Analysis	10/02/2025

Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
Chemical Testing; Group: Water, Residues in Water					
Organoleptic and Physical Parameters					
1	pH value (at 25°C)	7.81	6.5 - 8.5	-	IS 3025 (Part II):2022
2	Turbidity	0.32	Max. 1.0	NTU	IS 3025 (Part II):2023
3	Electrical Conductivity(at 25°C)	874	Not specified	µmho/cm	IS 3025 (Part I4):1984
4	Total Dissolved Solids	612	Max. 500	mg/L	IS 3025 (Part I6): 2023
General Parameters concerning substances undesirable in excessive amounts					
5	Ammonia (as NH ₃ -N)	BLQ (LOQ:0.1)	Max. 0.5	mg/L	APHA,24th Ed.,4500- NH ₃ , F.429: 2023
6	Calcium (as Ca)	65.7	Max.75	mg/L	IS 3025 (Part 40),Method No.5: 1991
7	Chloride (as Cl)	85.9	Max. 250	mg/L	ISO 15923-1:2017
8	Fluoride (as F)	0.24	Max. 1	mg/l	IS 3025 (Part 60)/Sec-I: 2023
9	Iron (as Fe)	0.327	Max. 1.0	mg/L	IS 3025 (Part 2): 2019 / ISO 11885: 2007
10	Magnesium (as Mg)	38.8	Max.30	mg/L	IS 3025 (Part 46): 1994
11	Nitrate (as NO ₃)	8.6	Max. 45	mg/L	APHA,24th Ed.,4500-NO ₃ , B. 434: 2023
12	Sulphate (as SO ₄)	184	Max. 200	mg/L	ISO 15923-1:2017
13	Total Alkalinity (as CaCO ₃)	262	Max.200	mg/L	IS 3025(Part 23):1986
14	Total Hardness (as CaCO ₃)	324	Max.200	mg/L	IS 3025 (Part 21),Method No.5: 1983
15	Alkalinity (Phenolphthalein) (as CaCO ₃)	BLQ (LOQ:0.5)	Not specified	mg/L	IS 3025 (Part 23): 1986
16	Calcium Hardness (as CaCO ₃)	164	Not specified	mg/L	IS 3025 (Part 40): 2004
17	Sodium (as Na)	65.4	Not specified	mg/L	IS 3025 (Part 45): 2019
18	Potassium (as K)	6.9	Not specified	mg/L	IS 3025 (Part 45): 2019
19	Total Phosphate (as P)	BLQ (LOQ:0.1)	Not specified	mg/L	APHA,24th Ed.,4500- P,E,486: 2023
Parameters Concerning Toxic Substances					

(Signature)

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ULR-TC550925000003172F

Sample ID : W/02/25/087	Report No. W/02/25/087	Report Date	10/02/2025
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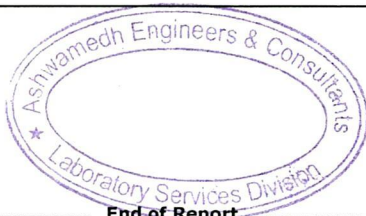
Sr.No.	Parameter	Result	Acceptable Limit as per IS 10500:2012	Unit	Method
20	Lead (as Pb)	BLQ (LOQ:0.008)	Max. 0.01	mg/L	IS 3025 (Part 2): 2019 / ISO 11885:2007

BLQ: Below Limit of Quantification, LOQ: Limit of Quantification

Remark: The analysed Water Sample results do not conform with Acceptable Limit (wherever specified) as per IS 10500:2012 [With Amendment No.1,2,3 and 4] Standard with respect to the Total Dissolved Solids ,Magnesium (as Mg),Total Alkalinity (as CaCO₃),Total Hardness (as CaCO₃) parameters.

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Reviewed & Authorised by



End of Report

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AMBIENT AIR QUALITY MONITORING REPORT

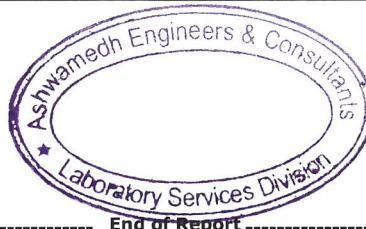
Sample ID : AA/02/25/044	Report No. AA/02/25/044	Report Date	06/02/2025
Name and address of Customer	Rohan Builders & Developers Pvt. Ltd. Rohan Ekam (Balewadi - 49) At S. No. 49/8 (Part), 49/10B (Part), 49/10C, 49/10D (Part), 49/11 (Part), 49/12 (Part), 49/13 (Part), 49/14 (Part), 49/15, 49/16, Balewadi, Dist. Pune, Maharashtra		
Sampling done by	Laboratory	Sample Description / Type	Ambient Air
Sampling Location	Near Batching Plant	Date - Sampling	28/01/2025
Sample Quantity / Packing	PM ₁₀ : 1 x 1 no. filter paper PM _{2.5} : 1 x 1 no. filter paper SO ₂ , NO ₂ : 30 ml x 2 no. plastic bottle each CO: 1 x 1 no. bladder	Date - Receipt of Sample	02/02/2025
Sampling Procedure	As per method reference	Date - Start of Analysis	02/02/2025
Order Reference	Test Request No. AEC/TR/02/2025/108 dated 02.02.2025	Date - Completion of Analysis	05/02/2025

Meteorological Data / Environmental Conditions

Average Wind Velocity 3.25 km/h	Wind Direction	Relative Humidity (Max./Min.): 65/32%	Temperature (Max./Min.): 33/28°C	Duration of Survey 8 h
	E-N			
Parameter		Result	Unit	Method
Chemical Testing; Group: Atmospheric Pollution				
Sulphur Dioxide (SO ₂)		6.47	µg/m ³	IS 5182 (Part 2/Sec I): 2023
Nitrogen Dioxide (NO ₂)		10.3	µg/m ³	IS 5182 (Part 6): 2017
Particulate Matter (size less than 10 µm) or PM ₁₀		48	µg/m ³	IS 5182 (Part 23): 2017
Particulate Matter (size less than 2.5µm) or PM _{2.5}		14	µg/m ³	CPCB Guideline, Volume I,36/2012-13, Page No.15:2013
Carbon Monoxide (CO)		1.36	mg/m ³	CPCB Guidelines, Volume II, 37/2012-13, Page no.16: 2013

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