

Global Properties

(GST No : 27AAGFG2919Q1ZV)

Date:15.11.2024

To,
The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Subject: Half yearly compliance report for the period of December 2024.

Reference: EC vide letter no. - EC24B038MH189133 dated 05.01.2024

Respected Sir,

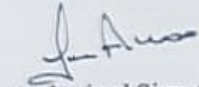
This is with reference to the proposal for grant of Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora.

We are submitting the 6 monthly compliance reports with required annexures of the above referred project.

Kindly acknowledge the same.

Thanking you,

Yours faithfully



Authorized Signatory
M/s. Global Properties



SIX MONTHLY COMPLIANCE REPORT

For

**Proposed Residential Project at Sr. No. 278/A/4,5,6
Plot no. 2, Maan, Mulshi, Pune**

By

**M/s. Global Properties through Mr. Sanjeev
Chamanlal Arora**

(June-December 2024)

Sr. No.	Conditions as per EC	Compliance Status
	<u>Specific Conditions:</u>	
B.	<u>SEIAA Conditions:</u>	
1.	PP has provided mandatory RG area of 1202 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	We have provided mandatory RG 1202 m ² on mother earth.
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 and will be complied PP will keep open space unpaved to ensure permeability of water and provided grass pavers of suitable types and 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.	Arrangements have been made 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 dated 04.01.2019	The project proponent will take measures to comply with the Standard EC conditions relating to construction phase. PP will ensure to comply with the conditions relating to the operation phase once the construction is completed. Detailed compliance status has not been prepared for operation phase conditions since the project is under construction phase only.
5.	SEIAA after deliberation decided to grant EC for- FSI-32,913.84 m ² , Non FSI 19,670.40 m ² , total BUA- 52,584.24 m ² . (Plan approval No-Outward no 4179, dated-24.08.2023)	Noted
	<u>General Conditions:</u>	
a)	<u>Construction Phase:</u>	
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.	During construction phase, there is generation of Dry Waste is 8 Kg/day and will be handed over to SWaCH.
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.	Debris generated on site will be reused on site for back-filling.
III.	Any hazardous waste generated during	No Hazardous waste material will be

	construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	generated since it is a construction activity.
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.	PP has made arrangement for drinking water and sanitary facility for construction workers. Photographs attached as Annexure 4
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	PP has made arrangement for the waste water and storm water so that it will not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For water conservation measures, use of ready-mix concrete and practice of curing agents has been regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted and will be complied No ground water extraction is being carried out.
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.	PP has consent to condition. PP will not draw ground water in this project and basement is not proposed in this 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	Water fixtures of low flow used wherever possible to reduce the water consumption.
X.	The Energy Conservation Building code shall be strictly adhered to.	Noted and will be complied
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The generated topsoil has been stored and will be used for landscaping purpose.
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.	Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted. Samples were tested and monitoring reports attached as Annexure 2
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 Environmental Clearance.	PP has ensured to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during	Noted.

	construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	Diesel generator sets having low sulphur diesel consumption used.
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Vehicles hired for bringing construction material to the site has been regularly maintained/monitored and vehicles were covered to avoid spillage/leakage. PUC attached as Annexure 6
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	Noted and complied Ambient Noise level and Ambient Air monitoring has been carried out through MoEF approved laboratory. Monitoring reports attached as Annexure 2.
XVIII.	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.	Noted and will be complied CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
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 and complied Project proponent has made Separate Environment Cell for regular supervision.
b) Operation Phase:		
I.	a) The solid waste generated should be properly collected and segregated b) Wet waste should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises C) dry/inert solid waste should be disposed of to the approved sites for land filling after recyclable material.	Noted and will be complied The solid waste generated during Operation phase will be segregated and handed over to authorized dealer for further disposal, Wet waste will be converted to manure after treatment in organic waste convertor, SOP attached as Annexure 7

II.	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016	Noted and will be complied E-waste will 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 odor 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.	STP of 215 KLD installed on site. Treated water is reused on site for flushing & gardening. Excess treated water is discharged to nearest municipal drainage. All the necessary measures will be taken to mitigate the odor problem from STP.
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during SEIAA hearing, 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 and will be complied STP of 215 KLD will be installed on site. The treated sewage water will be used for flushing and gardening.
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.	Noted and will be complied Water NOC and drainage NOC has been received. Treated water will be reused in site for flushing and gardening. Excess water will be disposed as per environmental law.
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 place should be utilized.	Entry and Exit points will separately build to avoid traffic congestion and parking is fully internalized so that public place has not to be utilized
VII.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Noted and will be complied
VIII.	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local	Noted and will be complied Landscape area provided is more than 10%

	DFO / Agriculture Dept.	on virgin land as required. Native species has been proposed
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and will be complied To avoid the risk of pandemic situation precaution will take on site i.e., sanitation, thermal checkup and provision will be made for labor.
X.	Separate funds shall be allocated for implementation of environment protection measures/EMP along with item-wise break up. These costs shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for the other purposes.	Noted and will be complied
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 Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen on Gov. website	Complied. Newspaper advertisement has been given in local newspaper in English and Marathi language advertisement attached as Annexure 5.
XII.	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 and complied
XIII.	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 CO2, NOx (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at convenient location near the main gate of the company in the public domain.	Noted and complied
	General EC Conditions	
	PP has to abide by the conditions laid down by the SEAC and SEIAA	Noted. We abide by conditions, if there is any deviation in proposal, we will approach

I.		to SEAC & SEIAA.
II.	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept. before start of any construction work	Yes, we have obtained Consent to Establish for the project from MPCB vide no. Format1.0/CC/UAN No.0000177163/CE/2401002231 dated 20.01.2024 Attached as Annexure 3.
III.	Under the Provisions of Environment protection act, 1986, legal construction shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted and complied Environmental clearance has been obtained from the Environmental Department prior to the construction, EC24B038MH189133 dated 05.01.2024 attached as Annexure 1.
IV.	The project Proponent shall also submit Six Monthly on the status of compliance of the stipulated EC Conditions including result of monitoring data (both hard copies as well as by email) to the respective Regional Office MoEF, zonal office of CPCB and SPCB	Noted and complied PP is submitting Six monthly compliance reports to the department and MPCB.
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 and will be complied
VI.	No further expansion or modifications, other than mentioned in 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 the those submitted 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.	Noted and complied In case of deviations or alterations in the project proposal approach to SEAC & SEIAA.
VII.	This EC is issued subject to obtaining NOC from Forestry & Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry & Wildlife	The Project does not require a separate Forestry & Wildlife NOC.

	clearance is granted project, which will be considered separately on merit.	
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Annexures 1

EC letter



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

To,

The -1
GLOBAL PROPERTIES
Global square, Deccan college road, Yerwada -411006

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/INFRA2/435072/2023 dated 29 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B038MH189133 |
| 2. File No. | SIA/MH/INFRA2/435072/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan , Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora |
| 7. Name of Company/Organization | GLOBAL PROPERTIES |
| 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: 05/01/2024

(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/INFRA2/435072/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Global Properties,
(through Mr. Sanjeev Chamanlal Aurora),
Sr. No. 278/A/4, 5, 6 Plot no. 2,
Maan, Mulshi, Pune

Subject : Environmental Clearance for Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4, 5, 6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Aurora

Reference : Application no. SIA/MH/INFRA2/435072/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 3rd November, 2023.

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

1. Proposal Number	SIA/MH/INFRA2/435072/2023	
2. Name of Project	Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4, 5, 6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Aurora	
3. Project category	8(a), B2 Building & construction project	
4. Type of Institution	Private	
5. Project Proponent	Name	Mr. Sanjeev Chamanlal Aurora
	Regd. Office address	Global Square, Deccan college road, Yerwada
	Contact number	98236 12234
	e-mail	sanjiv@globalgroup.co.in
6. Consultant	Sneha Hi-Tech Products	
7. Applied for	New project	
8. Details of previous EC	NA	
9. Location of the project	Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune	
10. Latitude and Longitude	Latitude: 18°35'41.83"N	
	Longitude: 73°42'16.30"E	
11. Total Plot Area (m ²)	12,020.00 Sq.m	
12. Deductions (m ²)	1,202 Sq.m	
13. Net Plot area (m ²)	10,818.00 Sq.m	

14.	Proposed FSI area (m ²)	32,913.84 Sq.m					
15.	Proposed non-FSI area (m ²)	19,670.40 Sq.m					
16.	Proposed TBUA (m ²)	52,584.24 Sq.m					
17.	TBUA (m ²) approved by Planning Authority till date	Received					
18.	Ground coverage (m ²) & %	2,124.34 sqm (19.63 % of total plot area)					
19.	Total Project Cost (Rs.)	Rs. 125.09 Cr					
20.	CER as per MoEF & CC circular dated 01/05/2018	-					
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 Configuration				
	Building Name	Configuration	Height (m)		Building Name	Configuration	Height (m)
	This is a new project				Tower A	B1 + B2+ P + 22 Floors	69.15
					Tower B	B1 + B2+ P + 22 Floors	69.15
			Club house	G + 1	7.93		
22.	Total number of tenements	Residential: 352 nos.					
23.	Total number of Population	Residential: 1,760 nos.					
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	158	Fresh Water	158		
		Recycled (Gardening)	25	Recycled (Gardening)	00		
		Flushing	79	Flushing	79		
		Total	262	Total	237		
Wastewater generation	213	Wastewater generation	213				
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 250 m ³ OHT - 25 m ³ per Tower					
26.	Source of water	Maan Grampanchayat					
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Post-Monsoon water depth - 6 meter BGL			
				Pre-Monsoon water depth - 8 meter BGL			
		Size and no of RWH tank(s) and Quantity:		NA			
Quantity and size of recharge pits:		No. of recharge pits: Total 10 Nos. Surface recharge pits = 6 nos. Rooftop recharge pits = 4 nos.					

		Details of UGT tanks if any:	NA
28.	Sewage and Wastewater	Sewage generation in CMD:	213
		STP technology:	Extended Aeration
		Capacity of STP (CMD):	215
	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Dry waste:	8 kg/day
		Wet waste:	12 kg/day
		Total waste	20 kg/day
			The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)
		Dry waste:	352 kg/d
		Wet waste:	528 kg/d
		Hazardous waste:	NA
		Biomedical waste	NA
		E-Waste	5 kg/day
		STP Sludge (dry)	20.21 kg/day
			Handed over to authorize recycler for further handling & disposal purpose.
			Wet waste will be treated in onsite organic waste converter machine.
			NA
			NA
			Handed over to authorize recyclers for further handling & disposal purpose.
			Will be used as manure
31.	Green Belt Development	Total RG area (m ²):	1,202.0
		Existing trees on plot:	29
		Number of trees to be planted:	150 nos
		Number of trees to be cut:	0
		Number of trees to be transplanted:	0
32.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	50 KW
		During Operation phase (Connected load):	2,146.9 KW
		During Operation phase (Demand load):	699 KW
		Transformer:	1 x 630 KVA, 1 x 315 KVA
		DG set:	200 KVA
		Fuel used:	HSD
33.	Details of Energy saving	Renewable energy 5% of demand load	
34.	Environmental Management plan budget during Construction phase	Type	Details
		Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation
		Land	Labour Camp toilets & sanitation
		Health and Safety	Labour Safety Equipment's and training
		Health facility	Disinfection and Health Check-ups
			Cost
			10.86
			4.80
			4.00
			0.72

		Environment Management	Environment management cell	1.70	
		Environment Management	Environmental Monitoring	1.85	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment Plant	Sewage Treatment Plant	86,43,150	17,09,700
		Water Treatment Plant	Water Treatment Plant	8,60,000	10,08,312
		Solid Waste Management	Solid Waste Management	14,50,000	4,13,850
		Bio-medical Waste Management	Bio-medical Waste Management	-	1,00,000
		Landscaping	Landscaping	18,26,987.00	18,049.17
		Rainwater Harvesting	Rainwater Harvesting	9,00,000	90,000
		Environmental Monitoring	Environmental Monitoring	-	2,80,000
		Solar Hot water & Solar PV system	Solar Hot water & Solar PV system	9,72,292.5	3,06,528.50
		Lightening Arrester Cost	Lightening Arrester Cost	10,00,000	--
		Environment Management Cell	To monitor sustainability of Environmental Infrastructure	-	9,60,000
		Disaster Management	Emergency preparedness plan to develop and implement on site	84,30,000	15,00,000
		Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	-	1,00,000
e-waste	Charges of authorized vendors	-	30,000		
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area (m ²)
		4-Wheeler	126	500	16,415.20
		2-Wheeler	566	460	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				N/A

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 269th (Day-2) meeting held on 3rd November, 2023 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 copy of IoD.
2. PP to increase the number of trees enhancing carbon sequestration. Accordingly, PP

to submit the revised landscape plan along with details like name of tree species, number of tree species, distance in between them.

3. PP to submit the revised rain water harvesting calculations. PP to provide more number of recharge pits for surface run off.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1202 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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-32,913.84 m², Non FSI-19,670.40 m², total BUA- 52,584.24 m². (Plan approval No-Outward no 4179, dated-24.08.2023)

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.
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- 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.
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- 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. 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.
- XIII. 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
(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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by: Shri Pravin C.
Darade, I.A.S.

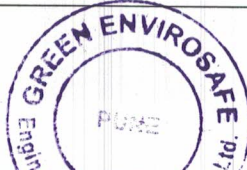

Designation: Member Secretary

Date and Time: 1/5/2024 12:55:02 PM

Annexures 2

Monitoring Reports

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/11/331		Report Date	23.11.2024
Sample ID: -	GESEC/PRO/AAQM/2024-25/11/331			
Name & Address of the Customer	Global properties, Hinjewadi Environment Clearance for the Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Main Gate		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.30 am	06.30 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	27.5	Wet Bulb Temperature °C	21.5	
Dry Bulb Temperature °C	27.5	Relative Humidity % RH	55.0	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18.11.2024	19.11.2024	19.11.2024	23.11.2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	21.36
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	23.58
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	52.30
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	24.87
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	11.25
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	10.29
Remark-	➤ All above results are within National Ambient Air Quality standards.			
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

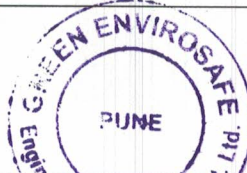

END OF REPORT

Page 1 of 1

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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/11/332		Report Date	23.11.2024
Sample ID: -	GESEC/PRO/AAQM/2024-25/11/332			
Name & Address of the Customer	Global properties, Hinjewadi Environment Clearance for the Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Construction site		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.40 am	06.40 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	27.5	Wet Bulb Temperature °C	21.5	
Dry Bulb Temperature °C	27.5	Relative Humidity % RH	55.0	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18.11.2024	19.11.2024	19.11.2024	23.11.2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	22.14
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	23.41
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	52.17
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	25.14
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	11.08
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	10.55
Remark-	➤ All above results are within National Ambient Air Quality standards			
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By


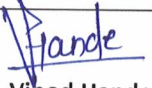
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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/11/333		Report Date	23.11.2024
Sample ID: -	GESEC/PRO/AAQM/2024-25/11/333			
Name & Address of the Customer	Global properties, Hinjewadi Environment Clearance for the Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near DG set		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.20 am	06.20 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	27.5	Wet Bulb Temperature °C	21.5	
Dry Bulb Temperature °C	27.5	Relative Humidity % RH	55.0	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18.11.2024	19.11.2024	19.11.2024	23.11.2024	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	22.58
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	24.71
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	51.22
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	24.63
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	11.01
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	10.58
Remark-	➤ All above results are within National Ambient Air Quality standards.			
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By


END OF REPORT

Page 1 of 1

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM//2024-25/11/334		Report Date	23.11.2024
Sample ID: -	GESEC/PRO/ANLM/2024-25/11/334			
Name & Address of the Customer	Global properties, Hinjewadi Environment Clearance for the Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	GESEC			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18.11.2024	18.11.2024	18.11.2024	18.11.2024	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB(A)	53.9	42.3	55/45 dB(A)
Near Construction Site	dB(A)	52.7	43.6	
Near DG Set	dB(A)	53.1	42.5	
Remark-	<ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB(A) 			
			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	



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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No - GESEC/PRO/DW/2024-25/11/335	Report Date	23.11.2024
Sample ID - GESEC/PRO/DW/2024-25/11/335	Sample Details	Labour
Name & Address of the Customer - Global properties, Hinjewadi Environment Clearance for the Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora	Type of Sample	Drinking Water
	Volume Of Sample	2 Lit plastics Can + 250ml Sterile Bottle
	Sample Status	Sealed
	Sample Collected By	GESEC
	Date of Sample Collection	18.11.2024
	Date of Sample received in lab	18.11.2024
	Analysis start Date	18.11.2024
	Analysis End Date	23.11.2024

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B,24TH Edition 2023
TDS	149.63	Max 500	mg/l	APHA 2540 C,24TH Edition 2023
Color	<5	Max 5	Hazen	APHA 2120 B,24TH Edition 2023
Chemical Parameter				
pH	7.25	6.5 to 8.5	--	APHA 4500 H+,B, 24 th Edition 2023
Total Hardness	74.22	Max 200	mg/l	APHA 2340 C,24TH Edition 2023
Total Alkalinity	63.21	Max 200	mg/l	APHA 2320 B,24TH Edition 2023
Sulphate	11.27	Max 200	mg/l	APHA 4500-SO4 - E 24th Edition 2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0.
Chloride	09.21	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	9.63	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	2.47	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA 200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	Per 100ml	APHA 9222, J, 24th Ed. 2023
<i>E.coli.</i>	Absent	Absent	Per 100ml	APHA 9222, J, 24th Ed. 2023

Remark(s):

➤ The above water sample is Comply with required limit as per IS 10500:2012 for above tested Parmeter.



Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

END OF REPORT

Page 1 of 1

Terms and conditions

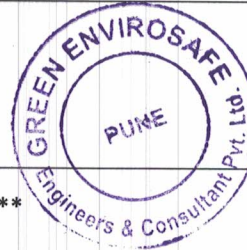
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TEST REPORT

Test Report No: GESEC/PRO/SO/2024-25/11/336	Date of Report	23.11.2024
Sample ID: GESEC/PRO/SO/2024-25/11/336	Date of Sampling	18.11.2024
Name & Address of the Customer - Global properties, Hinjewadi Environment Clearance for the Environmental Clearance for Proposed Residential Project at Sr. No. 278/A/4,5,6 Plot no. 2, Maan, Mulshi, Pune by M/s. Global Properties through Mr. Sanjeev Chamanlal Arora	Start Date of Analysis	19.11.2024
	End Date of Analysis	23.11.2024
	Sample Details	At Construction site (Soil)
	Nature of sample	solid

Parameter	Result	Unit	Standard Method
pH	7.33	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	150.21	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	23.69	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Available Nitrogen	12.20	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	12.14	kg/ha	ICARDA-Methods of soil, Plant and water analysis, Page No. 150-151:2013
Available Potassium	11.87	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	08.59	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.026	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	20.36	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable Magnesium	132.58	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Total Zinc as Zn	98.69	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Copper as Cu	09.28	mg/kg	USEPA-3050B,Rev 2 December (1996)
Lead as Pb	11.87	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Manganese as Mn	09.63	mg/kg	USEPA-3050B,Rev 2 December (1996)



Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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Page 1 of 1

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Annexures 3

CONSENT TO ESTABLISH

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/S.S.I

No:- Format1.0/CC/UAN No.0000177163/CE/2401002231

Date: 20/01/2024

To,
M/s. Global Properties,
Sr. No. 278/A/4, 5, 6 Plot no. 2, Maan, Tal
Mulshi Dist Pune



Sub: Consent to Establish for Residential construction project under Red category

Ref: Minutes of 24th Consent Committee Meeting of 2023-24 held on 02.01.2024

Your application NO. MPCB-CONSENT-0000177163

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

- The Consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.125.09 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction project named as M/s. Global Properties, Sr. No. 278/A/4, 5, 6 Plot no. 2, Maan, Tal Mulshi Dist Pune on Total Plot Area of 12,020.00 SqMtrs for total construction BUA of 52,584.24 SqMtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	213	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-250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	352 Kg/Day	Segregation	To Authorized Agency/Local Body
2	Wet Waste	528 Kg/Day	OWC with composting or biodigester with /Segregation	As Manure
3	Dry sludge	20.21 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	5.00	Kg/Day	To Authorized Dismantler

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E .



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-20 07:50:04 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	250180.00	TXN2308002143	11/08/2023	Online Payment

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **215 CMD for treatment of domestic effluent of 213 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	262.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-250 kVA	Acoustic Enclosure	4.00	HSD 50 Ltr/Hr	1	SO ₂	24 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 10 Lakhs	15 Days	Compliance of Consent Conditions	upto Commissioning of the project	upto Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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.

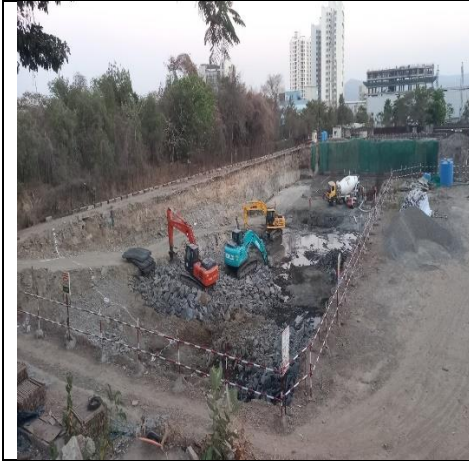
- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss 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.

Annexures 4

Site photographs

Site Photographs



Construction status



Health check-ups of workers



Garbage areas



First aid kits

Site Photographs



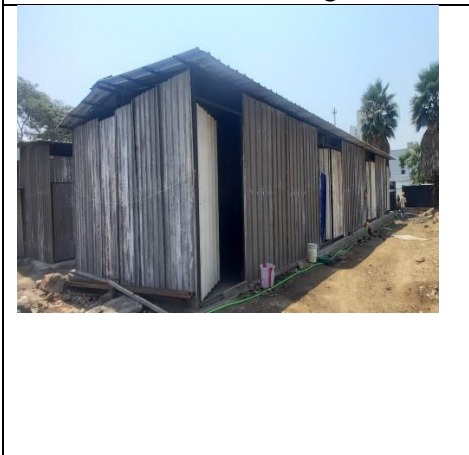
Safety signages



Workers training



Labour toilets



Labour camps



Drinking water facilities

Site Photographs



Construction material storage



DG set

Annexure 5 – Paper add

THE ECONOMIC TIMES

6 Around the World

PUBLIC NOTICE

This is to inform that the project proponent **M/s. Global Properties** through has been granted Environment Clearance for Proposed Residential project at Sr. No. 278/A/4, 5, 6 Plot no. 2, Maan, Mulshi, Pune by **M/s. Global Properties** vide Environmental Clearance Identification no. - **EC24B038MH189133**. Copies of the clearance letter is available with the Maharashtra Pollution Control Board and may also seen at website at <http://parivesh.nic.in>

Date:- 15/01/2024

Place:- Pune

Sd/-

M/s. Global Properties

महाराष्ट्र टाइम्स

४

महाराष्ट्र टाइम्स | पुणे | मंगळवार, १६ जानेवारी २०२४ | mtedit@timesgroup.com

सार्वजनिक सूचना

सूचित करण्यात येते की, **M/s. Global Properties** यांस पर्यावरण मंजूरी **EC Identification No. EC24B038MH189133** या तारखेस प्रास्ताविक विकास योजना at Sr. No. 278/A/4, 5, 6 Plot no. 2, Maan, Mulshi, Pune मिळाली आहे. प्रस्तुत मंजुराची प्रत ही महाराष्ट्र प्रदूषण नियंत्रण मंडळ यांचे संकेत स्थळावर उपलब्ध आहे.

<http://parivesh.nic.in>

दिनांक - १५/०१/२०२४

ठिकाण - Pune

सही/-

मे. ग्लोबल प्रापार्टिज

Annexure 5 – PUC

[See rules 115 (2)]

Pollution Under Control CertificateAuthorised By :
Government of MaharashtraDate : 17/05/2024
Time : 09:21:12 AM
Validity upto : 16/05/2025

Certificate SL. No.	:	MH01403880001035
Registration No.	:	MH14KQ3497
Date of Registration	:	08/May/2023
Month & Year of Manufacturing	:	February-2023
Valid Mobile Number	:	*****8000
Emission Norms	:	BHARAT STAGE VI
Fuel	:	DIESEL
PUC Code	:	MH0140388
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto Maxima)
1	2	3	4	
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda		1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.09

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC operator
60mm x 20 mm

Annexure 7 – Solid waste SOP



TECHNO COMMERCIAL OFFER

FOR

WASTE MANAGEMENT PROJECT

FOR

528Kg/Day ORGANIC WASTE



June 16, 2023

**To,
M/s. Global Properties(Sr. No. 278/A/4,5,6 Plot no. 2,)”,
Maan, Pune.**

Sub: Proposal of SMART Composting System for your Project.

Dear Madam/Sir,

As per the discussion, we are sending a proposal for your requirement of Organic Waste Composting Systems.

OWC – 1 : - Smart Drum Composter – 600 (Capacity up to 600 kg/day) machine which is having a **built-in shredder** with MS with FRP Lining, a continuous composting machine with inlet & outlet chutes

Our enclosed proposal contains:

- | | |
|------------------------------------|---------------------|
| 1. Introduction | Annexure I |
| 2. Technical Specifications | Annexure II |
| 3. Commercial | Annexure III |
| 4. Photographs | Annexure IV |

Should you need any further clarification/information, please feel free to contact us.

Thanks and regards,

Yours truly,

Swapnil Yadav

Smartenviro Systems Pvt Ltd



ANNEXURE I

INTRODUCTION

Waste, food waste, garbage, trash, junk, debris, and refuse are all names given to the Municipal Solid Waste (MSW) that is no longer useful in its current form. In contemporary society, many of the items used daily are designed to be used and discarded. The changing lifestyle has increased availability of disposables and also aggravated the problem of how to get rid of all this waste. Innovative strategies are needed to deal with the waste we produce today to prevent it from causing problems for future generations.

There are various ways to get rid of the MSW; mechanical composting is one of them. Mechanical Composting is one of the means of recapturing value through the use of natural biodegradation process.

Smart, the Mechanical Composter by Smart Enviro Systems operates with a very simple mechanism that breaks down the complex bio-degradable waste into its simpler forms. This deodorized waste-stock is further cured for a fortnight to produce the compost as end product. This compost can directly be used for the field application.

ABOUT COMPANY

Smart Enviro Systems is a part of Shrikrishna Group, a well-diversified Engineering group engaged in the manufacturing of Rescue Equipments, Hydraulic Equipments & a new age lighting solution through Light Pipes. Shrikrishna Group is an OEM with an established infrastructure on the area of 40,000 sq.ft. in Pune. The Group has an established Dealer and Service network pan India. It is a set-up with skilled engineers and technicians, own R&D Center, modern machinery and management with futuristic outlook. The company believes in constantly evolving with new products and novel systems, Smart Enviro Systems is a result of such endeavors.

Shrikrishna Group earlier manufactured composting machines for Save Environment Engineers Pvt. Ltd. for their SAVECO range of products. These machines were well accepted by the number of Municipal bodies, residential & commercial complexes and reputed companies across India. Now as part of backward and forward integration the Group has in place, it has introduced a range of products and services to provide solutions in the areas of Municipal Solid Waste Management (MSW).

Our specially designed Smart composting machine is the heart of the system. Smart composting machine is available in the various capacities ranging from 100 Kgs/hr to 400 Kgs/hr & 1000 Kg/hr for customized requirements of municipal councils.



The Smart Enviro Systems is a complete solutions provider in the areas of MSW. The solutions provided by Smart Enviro Systems consist of:

- Smart Composter
- Smart Curing Systems
- Smart Turner
- Smart Squeeze (de-watering Press)
- Smart Shredder
- Smart Road Sweeper
- Smart Fuel Bricked Machine

Group Strengths:

- Original Equipment Manufacturer (**OEM**) with an established infrastructure
- The only manufacturer of Rescue Equipments in India
- Engineering & in-house R&D
- Cost effective product range
- Winner of two National Awards
- National Quality Award- 1995
- Vikas Ratan Award- 1995
- Winner of Hari Malini Joshi Award for new product/ design



MECHANICAL COMPOSTING

Concept:

Mechanical Composting is the most efficient and effective mode of MSW disposal, carried out through a cylindrical container having multipurpose churning and chopping systems working simultaneously to crush and mix the waste matter so as to cut down on the volume and faster pre-decomposition. The machine is a very simple mechanism which accelerates the process of breaking down of the complex bio-degradable waste into its simpler forms, bringing ahead deodorized waste stock which is further cured for a fortnight cycle to produce the organic compost as end product. This compost can directly be used for the field application.

Smart Composting Machine:

To carry out the mixing and crushing process the machine is empowered by a geared motor for mixing & churning purpose and a high-speed motor to crush the tough waste material. **The critical components of the machine are manufactured in SS 304 for longer life and better results.**

The Process:

The 100% segregated bio-degradable waste has to be treated in this composting machine. The machine works in two process stages of 5 min. each to complete one cycle. It's termed as batch process. In initial 5 min. the machine crushes the waste & mixes it homogeneously with the bio decomposition culture.

In the second stage this homogeneous mixture is further mixed & churn with saw dust / bagasse, to soak the excess water content from the biomass which ultimately deodorizes it. Later **this pre-composted mass is kept for curing in the curing bays for about 18 days. Optimum irrigation has to be observed to the curing system.** After the 18th day the container is ready with compost and can be used for field applications.

We supply the complete system including the **Smart** composter and curing system including irrigation system to effectively treat the organic biodegradable portion of MSW to convert into compost.



P
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Collection of organic waste



Segregated organic waste



SMART Drum Composter



Compost



ANNEXURE II- Technical Specifications

1. Smart Drum Composter DC - 600:

Machine Size in meter (L x W x H) : 7.50 x 1.50 x 2.82

Power : 7 HP

Waste Treatment Capacity : 600 kg/day

Composter Drum : MS with FRP Lining

Operation : Automatic

Volume Reduction : Up to 70-80%

Shredder : Built in (to crush all organic waste including Coconuts, non-veg bones etc.)

Arrangements to be made by Client:

- Power: Three phase, 415 Volts, 32 A connection with earthing and neutral.
- Drainage line for draining the condensed moisture.
- Shaded area for the machine.
- PCC Flooring (5 inches min.)



Annexure III - COMMERCIAL:

SR NO	DESCRIPTION	AMOUNT(INR)
1	Smart Drum Composter DC – 600	16,75,000
	Total	16,75,000

Note: -The above price is excluding all taxes. GST will be charged extra on Composting machine, Transportation and Installation and Commissioning.

TERMS & CONDITIONS:

1. Warrantee – 12 months from the date of invoice against any manufacturing defect.
2. Delivery: Within 6-8 weeks from the receipt of commercial P.O. and advance
3. Payment Terms:
 - 50%- advance at the time of order along with the commercial PO
 - 40%- after inspection at our Pune works before dispatch
 - 10%- on supply and erection and commissioning



Annexure IV: Photographs.



SMART COMPOSTING DRUM