

Date: 01/12/2025

To,  
Principal Chief Conservator of Forests,  
Ministry of Environment, Forest & Climate Change,  
Regional Office (West Central Zone),  
Ground Floor, East Wing,  
"New Secretary Building"  
Civil Lines, Nagpur - 440001

**Subject:** Submission of Half Yearly Post Environmental Clearance Compliance Report - December 2025 Submission

**Project:** Proposed Construction Project "Sun Emerald" by "M/s. Jindal Mittal Graha Nirman Pvt. Ltd." at "S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"

**Reference:** EC Identification No. EC23B038MH119267 dated 10/11/2023

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report - **December 2025 Submission**.

This is for your kind information and consideration.

Thanking You,

Yours Faithfully

"M/s. Jindal Mittal Graha Nirman Pvt. Ltd."

Authorized Signatory



Encl.:

- 1) Project details in MoEF format (Part-I & II).
- 2) Six Monthly Compliance Submission

Copy To,

- 1) Sub Regional Officer, Maharashtra Pollution Control Board, Jog Center, Pune - 03
- 2) Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai - 22.
- 3) Environment Department, Room No. 217, 2nd Floor, Mantralaya, Annexe, Mumbai-32.

**MITTAL HOUSE**

2095, Sadashiv Peth, Vijaya Nagar Colony, Nilayam Theatre Chowk, Pune - 411030

+91 20 66 8888 88 | sales@mittalbuilders.com | www.mittalbuilders.com

# **ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT**

**December 2025 Submission**

**For  
Proposed Construction Project  
" Sun Emerald "**

**By  
" M/s. Jindal Mittal Graha Nirman Pvt. Ltd."**

**At  
"S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"**

**EC Identification No. EC23B038MH119267 dated 10/11/2023**

**Prepared By  
QCI NABET EIA Accredited Consultant Organization  
Pollution and Ecology Control Services**

**Monitoring the Implementation of Environmental Safeguards**

**Ministry of Environment, Forest & Climate Change**

**Regional Office (West Central Zone), Nagpur**

**Monitoring Report Data Sheet (Part – I)**

**Project Details**

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8 'a' Category B of EIA Notification 2006 )
2.	Name of the Project	Proposed Construction Project "Sun Emerald" by "M/s. Jindal Mittal Graha Nirman Pvt. Ltd."
3.	Clearance letter(s) /OM NO.& date	EC Identification No. EC23B038MH119267 dated 10/11/2023
4.	Location	"S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	18°55'27.99" N and 73°93'00.12"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Naresh Mittal 'Mittal House', CTS 2095, Vijaynagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune-411030 Mob. No. 9325891146
	b) Address of executive project engineer/manager (with pin code/ fax numbers )	
6.	Salient Features	
	a) of the project	• EC Letter is attached
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 5035 Sq. m EC granted for Built up Area : 29380.61 Sq. m RG Area: 369.35 Sq. M.
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and sys-	Not Applicable.

	tematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	<b>Financial Details :</b>	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Projected Cost- 49.33 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (EMP) – 189.64 Lacs (Including DMP) O&M Cost (Construction Phase) – 17 Lacs O&M Cost (Operation Phase) – 28.3 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase EMP – Approx. 6.13 Lacs (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring atc.)
10.	<b>Forest Land Requirement</b>	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	<ul style="list-style-type: none"> <li>Status of Construction - Architect Certificate is attached.</li> </ul>
13.	<b>Reason for delay</b> if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

## Point Wise Compliance Report – Part II

### I. SPECIFIC CONDITIONS

#### A, SEAC Conditions

Sr.	Conditions	Compliance
I)	PP to submit Fire NOC	Complied. Compliance submitted to Hon. SEIAA
	P to ensure that final STP treated effluent shall not find its way to nearby river / water body etc.	PP Consented to Condition
II)	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021	PP Consented to Condition
III)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

#### B. SEIAA Conditions

Sr.	Conditions	Compliance
I)	PP has provided mandatory RG area of 369.35 Sq. M. on mother earth without any construction. Local planning authority to ensure the compliance of the same.	PP has consented to Condition.
I)	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition.  Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from renewable sources.	PP has consented to Condition As informed design is as per ECBC
III)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to Condition
v)	SEIAA after deliberation decided to grant EC for-FSI: 17506.84 m2, Non-FSI: 11873.77 m2 and Total BUA: 29380.61 m2 (Plan approval no-DPO/CC/0247/23, dated 27.04.2023).	Noted.

## GENERAL CONDITIONS

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.	Complied.  During construction phase the Dry Waste is being handed over to PMC authorized vendor.
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	PP has consented to Condition.  PP has been taking precautionary measures.
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.	No Hazardous waste material is 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.	Complied.  PP has made arrangement for drinking water facility and Sanitary facility to construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition.  PP will made arrangement for the 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 referred	Complied.  For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied.  No ground water extraction takes place.
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 is not drawing ground water and not proposed basement in 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	PP has consented to Condition.  PP will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition.  PP will strictly adhere the stipulated condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied.  The generated topsoil is being store 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	PP has consented to Condition.  Excavated debris & construction waste will

	area is protected and improved.	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.	Complied.  Soil report is attached.
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 consented to Condition.  Project proponent has been strictly adhering 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 construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition.  CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition.  Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	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.	Complied.  Vehicles hired for bringing construction material to the site is regularly maintained.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Complied.  Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	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	PP has consented to Condition.  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).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied.  Project proponent has made Separate Environment Cell for regular supervision

## General EC Conditions

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition. Agreed to Comply with.
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.	PP has consented to Condition. PP has obtained Consent to Establish from MPCB.
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.	PP has consented to Condition.
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.	PP has consented to Condition.  As per the information provided, regular Post EC compliance reports are being submitted to MoEF & 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.	PP has consented to Condition.  As per the information provided, regular Form V is being submitted to MPCB.
VI)	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted & agreed to comply with.
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 & agreed to comply with.
VIII)	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	Noted & agreed to comply with.



Sr.	Conditions	Compliance
	action initiated under EP Act.	
IX)	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	PP has consented to Condition.
X)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XI)	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	PP has consented to Condition.
XII)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	No appeal was filed against the environmental clearance granted for the project.
XIII)	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.	PP has consented to Condition.
XIV)	Any appeal against this Environment clearance shall lie with the National Green.	PP has consented to Condition.

## INTRODUCTION

The Environmental Management Plan is a site-specific plan developed in order to ensure that the project is implemented in an environmentally sustainable manner, where all the contractors & sub-contractors (including consultants) understand the potential environmental risks arising from the proposed expansion project & take appropriate actions.

EMP also ensures that the project implementation is carried out in accordance with the design & by taking appropriate mitigation actions to reduce adverse environmental impact during its life cycle.

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

### During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

## During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

## Land Environment

### During Construction Phase

*Waste generated from construction activity includes construction debris,  
The following section discusses management for each type of waste.*

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

### During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

## Air Environment

### During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

## Operation Phase

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

### Vehicle Emission Controls

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

### Landscape Development

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

## Noise Environment

### Construction Phase

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

## Water Environment

### Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

## Operation Phase

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

### Minimizing water consumption

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

#### Usage:

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
  - Wastewater Treatment Scheme
  - Storm Water Management scheme have been suggested.

### Wastewater Treatment Scheme

MBBR technology will be used for sewage treatment. Treated sewage will be used for flushing & gardening.

## BIOLOGICAL ENVIRONMENT

### Construction Phase

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

### Plantation & Landscaping

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc.

# Environment Management Plan

## Environment Monitoring Cell

We will form the environmental management cell which will be headed by an Environment Manager. He will be supported by adequate number of personnel having sufficient educational and professional qualification and experience to discharge responsibilities related to environmental management including; statutory compliance, pollution prevention, environmental monitoring, preventive maintenance of pollution control equipment and green belt development. The head of the cell will directly report to the top management. This cell will be a nodal agency to coordinate and provide necessary services on environmental issues during construction and operation of the project. This department will interact with MPCB, MoEF, CPCB and Other environment regulatory agencies. The cell will be effective until handing over of the project to the Environmental Management Committee.

## Environmental Management Audits

The management audits are to be determining whether the activities are conforming to the environmental management systems & effective in implanting the environmental policy. They may be internal or external, but carried out impartially & effectively by a person properly trained for it. Abroad knowledge of the environmental process & expertise in relevant disciplines is also required. An appropriate audit programs & protocols will be established.

### Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

# Environment Management Plan

## Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
Water Regime	<ul style="list-style-type: none"> <li>Install water meters, take reading routinely, &amp; record in the register.</li> <li>Install necessary mobile toilet for construction workers &amp; staff etc. to look after its operational &amp; maintenance.</li> <li>Keep a daily watch on sanitation/drains &amp; good housekeeping.</li> <li>Examine proper management of channelization of water to avoid water logging at site.</li> <li>Oil spill prevention measures to be taken to avoid pollution of water body.</li> <li>Material storage areas to be kept far away from water body</li> </ul>	<ul style="list-style-type: none"> <li>Install waster meters &amp; take readings routinely.</li> <li>Monitoring of PH, COD, BOD&amp; TSS of the units to ensure good treatment of wastewater into sewage treatment.</li> <li>Ensure the network of connection to rain water harvesting units.</li> <li>Monitoring of water from recharge pits for specified parameters.</li> </ul>
Air	<ul style="list-style-type: none"> <li>Monitoring of Air Quality through MoEF approved lab.</li> <li>Ensure water sprinkling for dust suppression.</li> <li>Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored.</li> <li>Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures.</li> <li>Examine proper traffic arrangements for construction vehicles including instance of their PUC.</li> <li>Prohibition of open burning of solid waste.</li> <li>Provision of mask &amp; other personnel gazettes to workers with regular health check-up programme.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a schedule &amp; implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures &amp; specification as per CPCB norms for its stack height.</li> <li>Trees will be planted with special care for controlling dust &amp; noise &amp; placing them very near to the sources of nuisance from air &amp; noise point of view.</li> <li>Monitoring of Air quality through MoEF approved lab.</li> <li>DG Set Stack monitoring through MoEF approved lab.</li> </ul>
Solid Waste	<ul style="list-style-type: none"> <li>Provide training to sub-contractor &amp; worker for good sanitation &amp; collecting their individual waste separate it as dry &amp; wet in respective color coded dustbins provided.</li> <li>Isolated storage of construction raw material such as paint varnishes etc.</li> <li>Segregated garbage will be handed over to authorized agency.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure collection of solid waste everyday &amp; keeping the record of this qty&amp; documents.</li> <li>Segregation of garbage into degradable &amp; non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.</li> </ul>
Soil & Greening	<ul style="list-style-type: none"> <li>Provision of separate place for storage of top soil to be used in due course for plantation.</li> </ul>	<ul style="list-style-type: none"> <li>Proper landscaping is designed by the landscape</li> </ul>

# Environment Management Plan

	<ul style="list-style-type: none"> <li>• Avoid excavation during high windy day &amp; heavy monsoon day.</li> <li>• Excess excavation will be used within the premises.</li> <li>• Ensuring that no trees cutting.</li> <li>• Plant trees along the boundary of project area.</li> </ul>	<p>architect that are of native species, having good canopy capable of barricading noise, wind borne dust.</p> <ul style="list-style-type: none"> <li>• Ensure maintenance of lawn &amp; tree plantation.</li> <li>• Provision of work force, tools &amp; watering arrangements.</li> <li>• The trimming to be conducted routinely &amp; especially at advent of monsoon.</li> <li>• To keep a watch on storm water drainage especially on adequacy of capacity.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• To prepare &amp; get approved a regular Noise monitoring schedule &amp; stations.</li> <li>• Provision of ear plugs for constructions labor &amp; staff insist its use.</li> <li>• There will be no noisy work in night shift.</li> <li>• Ensure the provision of barricades along periphery of the site.</li> <li>• To obtain guidance from the suppliers &amp; maintain acoustic enclosures for DG sets</li> </ul>	<ul style="list-style-type: none"> <li>• To prepare &amp; get approved a regular Noise monitoring schedule.</li> <li>• To obtain guidance from the suppliers &amp; maintain acoustic enclosure for DG sets.</li> <li>• To ensure smooth flow make provision of proper parking arrangements, traffic management.</li> </ul>



**TEST REPORT**

Report No:	EFEL/PRO/2025/09/1484	Issue Date	29/09/2025
Name and Address of Customer	"Sun Emerald" by "M/s. Jindal Mittal Graha Nirman Pvt. Ltd." at "S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	23/09/2025	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	28°C	Wet bulb temperature	25°C
Relative Humidity	75% RH	Sampling done by	Client
Start Date of Analysis	24/09/2025	End Date of Analysis	29/09/2025

**Results**

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	15.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	23.2	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	53.4	µg/m <sup>3</sup>	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	30.1	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.88	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	16.4	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	<5	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	IS 5182 (Part 11)

**Remark-** All above results are within National Ambient Air Quality standards.

BDL – Below Detectable Limit.

Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

Page 01 of 01

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Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.**Certifications:** ISO 9001 : 2015  
• ISO 14001: 2015 • ISO 48001 : 2018

**TEST REPORT**

Report No:	EFEL/PRO/2025/09/1485	Issue Date	29/09/2025
Name and Address of Customer	"Sun Emerald" by "M/s. Jindal Mittal Graha Nirman Pvt. Ltd." at "S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	23/09/2025	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	24/09/2025	End Date of Analysis	29/09/2025

**Results**

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.23	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	52.8	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	22.6	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	7.00	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO <sub>4</sub> )	5.21	mg/L	<200	IS 3025 (Part 24)
6	Nitrate( as NO <sub>3</sub> )	0.29	mg/L	<45	APHA 4500 NO3, 23 <sup>rd</sup> Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 <sup>rd</sup> Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
9	Chloride ( as Cl)	18.1	mg/L	<250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	3.71	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.29	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 <sup>rd</sup> Ed.2017
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100m	<2	IS 1622:1981

**Remark(s):**

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



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(Managing Director)

Page 01 of 01

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Certifications: ISO 9001 : 2015  
• ISO 14001: 2015 • ISO 48001 : 2018



## TEST REPORT

Report No:	EFEL/PRO/2025/09/1486	Issue Date	29/09/2025
Name and Address of Customer	"Sun Emerald" by "M/s. Jindal Mittal Graha Nirman Pvt. Ltd." at "S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	23/09/2025	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Main Gate

## Noise Monitoring Report

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)
06.00	52.9	18.00	49.6	dB(A)	55/45
07.00	54.5	19.00	43.4	dB(A)	
08.00	54.2	20.00	43.6	dB(A)	
09.00	53.6	21.00	42.8	dB(A)	
10.00	53.8	22.00	42.4	dB(A)	
11.00	52.5	23.00	40.9	dB(A)	
12.00	52.7	24.00	41.7	dB(A)	
13.00	54.1	01.00	43.5	dB(A)	
14.00	53.2	02.00	41.9	dB(A)	
15.00	51.8	03.00	42.5	dB(A)	
16.00	51.9	04.00	40.6	dB(A)	
17.00	52.7	05.00	41.9	dB(A)	
Day Time Leq	52.7				
Night Time Leq	42.6				

### Remark-

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



Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

**TEST REPORT**

Report No:	EFEL/PRO/2025/09/1487	Issue Date	29/09/2025
Name and Address of Customer	"Sun Emerald" by "M/s. Jindal Mittal Graha Nirman Pvt. Ltd." at "S. No. 30/2B, Village - Kharadi, Tal. Haveli, Dist. Pune"		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	23/09/2025	Sampling Time	13:25 PM
Sampling Location	Landscape area	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	02 kg
Start Date of Analysis	24/09/2025	End Date of Analysis	29/09/2025

**Results**

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	26	%	
	b) Silt	28	%	
	c) Clay	46	%	
	A. Soil type	Silty clay	-	
2	pH at 25°C	7.61	--	IS 2720(Part 26) 1987
3	EC at 25°C	869.2	µS/cm	IS 14767 : 2000
4	Moisture Content	6.2	%	Manual Of Soil Testing
5	Organic Matter	4.5	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	3.2	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	45.1	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	10.7	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	3.6	mg/Kg	Manual Of Soil Testing
10	Water Holding	54.3	%	Manual Of Soil Testing
11	Calcium as (Ca)	45.6	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	21.1	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<0.01	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	<0.05	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.8	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.01	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	8.25	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	0.81	mg/Kg	Manual Of Soil Testing



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Page 01 of 01

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# SITE PHOTOS





Date: 04.12.2025

**TO WHOM SO EVER IT MAY CONCERN**

**Sub:** Built up area completion statement of proposed Residential cum Commercial project “**Sun Emerald**” At S.No. 30/2B, Kharadi, Pune.

Dear Sir,

As the architect of the above-mentioned project, we hereby give an undertaking regarding the construction works carried out till date for our project is as per the earlier Environmental Clearance (EC Id No. EC23B038MH119267 Dated 10.11.2023).

As per EC granted Proposed FSI Area of 17506.84 m<sup>2</sup>, Non FSI area of 11873.77 m<sup>2</sup> and Total construction area is 29380.61 m<sup>2</sup> on site.

At present, PP has constructed FSI Area 4751.14 m<sup>2</sup>. Proposed Non FSI Area 6200.49 m<sup>2</sup> & Total Built up Area 10951.63 m<sup>2</sup>.

The building wise already constructed BUA is tabulated as below:

Bldg. No. & Configuration as per EC	Floors constructed as on date	Constructed Areas		
		FSI Area (Sq. m)	Non FSI Area (Sq. m)	Total BUA (Sq. m)
Tower – 1				
B1, B2 + LG + UG + 1 <sup>st</sup> to 6 <sup>th</sup> (Part)	Half 6 <sup>th</sup> Floor	1266.25	2026.28	3292.53
Tower – 2				
B1, B2 + LG + UG + 1 <sup>st</sup> to 6 <sup>th</sup>	6 <sup>th</sup>	3484.89	4174.21	7659.1
<b>Total</b>		4751.14	6200.49	10951.63
<b>Total Built Up Area</b>		10951.63		

Yours Faithfully,

For ANA Consortium Pvt. Ltd.

Authorized Signatory



ANA, 7th Floor, Mantri Sterling, Behind Manikchand Galleria,  
Off SB Road, Shivaji Nagar, Pune - 16., CTS No. 997.

Tel. : +91-20-2565 6542.

Email : happytohelp@teamana.in | www.teamANA.in



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

To,

The -1

JINDAL MITTAL GRAHA NIRMAN PRIVATE LIMITED

Mittal House, 2095, Sadashiv Peth, Vijaya Nagar Colony, Nilayam Theater Chowk, Pune-411030 -411030

**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/INFRA2/429556/2023 dated 18 May 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	<b>EC23B038MH119267</b>
2. File No.	SIA/MH/INFRA2/429556/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Project "Sun Emerald" at Kharadi, Pune by M/s Jindal Mittal Graha Nirman Pvt. Ltd.
7. Name of Company/Organization	JINDAL MITTAL GRAHA NIRMAN PRIVATE LIMITED
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: 10/11/2023

(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.*

*This is a computer generated cover page.*



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/429556/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s Jindal Mittal Graha Nirman Pvt. Ltd.,  
S.No. 30/2B, Village – Kharadi,  
Taluka – Haveli, District – Pune.

**Subject** : Environmental Clearance for Proposed Project "Sun Emerald" at S.No. 30/2B, Village – Kharadi, Taluka – Haveli, District – Pune by M/s Jindal Mittal Graha Nirman Pvt. Ltd.

**Reference** : Application no. SIA/MH/INFRA2/429556/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 176<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22<sup>nd</sup> September, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/429556/2023
2.	Name of Project	Proposed Project "Sun Emerald" at Kharadi, Pune by M/s Jindal Mittal Graha Nirman Pvt Ltd.
3.	Project category	Schedule 8(a) Category B2
4.	Type of Institution	Private
5.	Project Proponent	Name Mr. Naresh Mittal, M/s Jindal Mittal Graha Nirman Pvt Ltd. Regd. Office address Mittal House 2095, Sadashiv Peth, Vijay Nagar Colony, Nilayam Theatre Chowk, Pune 411030. Contact number 9822026059 e-mail mgsungarnet@gmail.com
	Consultant	ACO Name - Srushti Seva Private Limited NABET - NABET/EIA/1821/SA 0107
7.	Applied for	Fresh EC
8.	Details of previous EC	NA
9.	Location of the project	S.No. 30/2B, Village – Kharadi, Taluka – Haveli, District – Pune, State – Maharashtra, 411014.
11.	Total Plot Area (m2)	5035
12.	Deductions (m2)	1341.88
13.	Net Plot area (m2)	3693.12
14.	Proposed FSI area (m2)	17506.84
15.	Proposed Non-FSI area	11873.77



	(m2)					
16.	Proposed TBUA (m2)	29380.61				
17.	TBUA (m2) approved by Planning Authority till date	29380.61				
19.	Total Project Cost (Rs.)	Rs. 49.33 Crore				
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		Details in CER activities Annexure				
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> Existing Building as per EC Proposed Configuration				Reason for Modification / Change	
	Building Name	Current Status	Building Name	Configuration	Height (m)	No Construction initiated on Site.
	-	-	Tower 1	B2 + B1 + L Gr P + U Gr P + 16 Floors	53.25	
	-	-	Tower 2	B2 + B1 + L Gr P + U Gr P + 16 Floors	53.25	
22.	Total number of tenements	Residential Tenements 150 Nos.				
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	67.50	Fresh Water	67.50	
		Recycled	36.44	Recycled	33.75	
		Swimming Pool	2.00	Swimming Pool	2.00	
		Flushing	33.75	Flushing	33.75	
		Total	105.94	Total	103.25	
		Waste water generation	95	Waste water generation	95	
24.	Water Storage Capacity for Firefighting / UGT				Fire UGT- As per NOC	
25.	Source of water				PMC	
26.	Rainwater Harvesting (RWH)	Level of the Ground water table		Pre monsoon: 15.00 - 20.50 M BGL Post monsoon: 10.25 - 14.50 M BGL		
		Size and no of RWH tank(s) and Quantity		NA		
		Quantity and size of recharge pits		2 Nos of Size 1m x 1m x 1m		
		Details of UGT tanks if any		Domestic	118	
				Flushing	34	
				Fire	As per NOC	
27.	Sewage and Wastewater	Sewage generation in CMD	95			
		STP technology	MBBR			
		Capacity of STP (CMD)	105			
28.	Solid Waste Management	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste	As per NBC	Through authorized agency		

	during Construction Phase	Wet waste	As per NBC	Through authorized agency
		Construction waste	As per C & D rules	Through authorized agency
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste	150	Handed over to Authorized Agency
		Wet waste	225	In-situ Composting
		Hazardous waste	Negligible	Negligible
		Biomedical waste	N.A.	N.A.
		E-Waste	2.05	Handed over to Authorized Dismantler/Recycler
		STP Sludge (dry)	21.00	In-situ Composting
30.	Green Belt Development	Total RG area (m2)	369.35	
		Number of trees to be planted	46	
31.	Power requirement	Source of power supply	MSDCL	
		During Construction Phase (Demand Load)	45 kW	
		During Operation phase (Connected load)	1133 kW	
		During Operation phase (Demand load)	568 kW	
		Transformer	630 kVA X 1 Nos	
		DG set	160 kVA X 1 Nos	
		Fuel used	HSD	
	Details of Energy saving	Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption Low loss Transformers due to which 6.22% losses are saved against conventional transformer.  Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed		
32	Environmental Management plan budget during Construction phase	No.	Details	Cost per annum (Rs. In Lacs)
		1	Water for Construction, Labour & Dust Suppression	4.0
		2	Site Sanitation & Health & Safety PPE Kits	3.0
		3	Environmental Monitoring	4.0
		4	Disinfection& Health & Safety	3.0

		5	Health Check up		3.0	
34.	Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.In Lacs)	O&M (Rs.In Lacs/Y)
		Sewage treatment	Waste Water Management		38.25	9.00
		RWH	RWH Pits		3.75	0.15
		Solid Waste	Organic Waste Composting		12.00	5.29
		Green belt development	Tree Plantation		6.95	1.61
		Energy saving	Energy Conservation		58.63	1.75
		Environmental Monitoring	Pollution Control		0.0	6.0
		Disaster Management	Fire & LA		70.06	3.50
		PPE Kits Health & Safety	Biomedical Waste Management		0.0	1.0
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
		4-Wheeler	198	198	7541.35	
		2-Wheeler	158	158		
36.	Details of Court cases / litigation w.r.t. the project and project location if any					NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 266<sup>th</sup> (Day-3) meeting held on 22<sup>nd</sup> September, 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 Fire NoC.
2. PP to ensure that final STP treated effluent shall not find its way to nearby river / water body etc.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. 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 369.35 m2 on mother earth without any construction i.e. Club house, swimming pool etc. 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- 17506.84 m2, Non FSI- 11873.77 m2, total BUA- 29380.61 m2. (Plan approval No-DPO/CC/0247/23, dated- 27.04.2023)

**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.
- 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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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.

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000178080/CE/2311001956

Date: 23/11/2023

To,  
"Sun Emerald" by M/s. JINDAL MITTHAL  
GRAHA NIRMAL PVT LTD;  
S. No.30/2B, Kharadi,  
Tal. Haveli, Dist. Pune.



## Sub: Consent to Establish for Proposed Residential Construction Project under Orange category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000178080  
dtd. 11/08/2023.

Your application NO. MPCB-CONSENT-0000178080

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 a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.49.3343 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Residential Construction Project named as "Sun Emerald" by M/s. JINDAL MITTHAL GRAHA NIRMAL PVT LTD; S. No.30/2B, Kharadi, Tal. Haveli, Dist. Pune on Total Plot Area of 5035 Sq Mtrs for construction BUA of 29380.61 Sq Mtrs 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	95	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 (160 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	E-WASTE	750 Kg/Annum	NA	Handed over to Authorized Vendor
2	DRY WASTE	150 Kg/Day	Segregation	Hand Over to Local Body
3	WET WASTE	225 Kg/Day	OWC	Use as manure.
4	STP SLUDGE	21 Kg/Day	NA	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	2 As Actual	Ltr/M	NA	Send to Authorized Reprocessors.

- 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 install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
- PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	75000.00	MPCB-DR-20971	21/08/2023	NEFT

**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 **105 CMD for treatment of domestic effluent of 95 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	105.94
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 160 KVA	Acoustic Enclosure	4.00	HSD 29.43 Ltr/Hr	1	SO <sub>2</sub>	15.36 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 <sup>3</sup>
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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:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C2E	10.0 Lakhs.	15 Days	Compliance of Consent Conditions	Up to Commissioning of the Project	Up to Commissioning of the Project

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

#### **BG Forfeiture History**

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

#### **BG Return details**

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



## **SCHEDULE-IV**

### **Conditions during construction phase**

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

### **General Conditions:**

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

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

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This certificate is digitally & electronically signed.

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कार्यकारी अभियंता कार्यालय  
मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र.: - ८८८  
दिनांक :- २८/०९/२३

जिंदल मित्तल गृह निर्माण प्रा.लि तर्फे डायरेक्टर श्री.नरेश रामचंद्र मित्तल  
२०९५, सदाशिव पेठ, विजया नगर कॉलनी,  
निलायम थेयेटर चौक,  
पुणे-४११०३०.

यांज.....

विषय : स.नं.३०/२ब पैकी, खराडी, पुणे या मिळकती मधील इमारत नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

संदर्भ : १) केंद्रीय पर्यावरण व वन मंत्रालय नवी दिल्ली यांचेकडील अधिसूचना दि.१४/०९/२००६

२) जिंदल मित्तल गृह निर्माण प्रा.लि तर्फे डायरेक्टर श्री.नरेश रामचंद्र मित्तल यांचा खात्याकडील प्रस्ताव आ.क्र.१९१९ दि.१६/०६/२०२३.

३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता ठ.क्र.मलनि/EC/१६८/२०२३ दि.०४/०७/२०२३.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र.२ अन्वये जिंदल मित्तल गृह निर्माण प्रा.लि तर्फे डायरेक्टर श्री.नरेश रामचंद्र मित्तल यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत प्रस्तावित बांधकाम नकाशे, सातबारा उतारा, इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- |   |   |
|---|---|
| १ मिळकतीचे क्षेत्रफळ  | - ५०३५.०० चौ.मी.  |
| २ बिलटप एरिया (एफ.एस्.आय + नॉन एफ.एस्.आय)                                   | - १७५०६.८४ चौ.मी + ११८७३.७७ चौ.मी.<br>= २९३८०.६१ चौ.मी.   |
| ३ इमारतीची संख्या (निवासी+व्यापारी)   | - टॉवर-२, टॉवर-१, टॉवर-२ उंची ४७.२५ मी,   |
| ४ एकुण सदनिका   | - १५०   |
| ५ व्यापारी गाळे (कमर्शियल एरिया)  | - -   |
| ६ मान्य नकाशा प्रत  | - आहे.  |
| ७ सी.सी./०२४७/२३ दि.२७/०४/२०२३  | - आहे.  |
| ८ आवश्यक पाणी पुरवठा  | - निवासी वापराकरीता १०१.२५० KLD   |
| ९ तयार होणारे मैलापाणी  | - निवासी वापराकरीता ९४.५०० KLD  |
| १० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता                                    | - निवासी वापराकरीता ९५.०० KLD   |
| ११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता                                | - निवासी वापराकरीता १०५.०० KLD  |
| १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल                                       | - सोबत जोडला आहे.   |
| १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे      | - लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे.  |
| १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना                                  | - गार्डन, फ्लशिंग व इत्यादी   |
| १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना | - नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातु एस.टी.पी चे क्षेत्र लगतच्या बांधकामापासून स्वतः ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम कर विकसकावर बंधनकारक राहील. |



मा.अधिक्षक अभियंता मलनिःसारण विभाग यांची संदर्भ क्र.३ अन्वये खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला (प्रोव्हिजनल NOC) देणेस हरकत नाही.

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) २९३८०.६१ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सछिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) ओला व सुक्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुका कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या ओला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदीचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) निवासी वापराकरीता १०५.०० KLD प्रति दिन क्षमतेचा सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कंट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set चा exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकारक राहिल.
- १७) बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.











पुणे महानगरपालिका

कार्यकारी अभियंता कार्यालय  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका  
जावक क्र.: 765  
दिनांक :- 23 JUN 2023

### PROVISIONAL ENVIRONMENT CERTIFICATE

जिंदाल मित्तल गृह निर्माण प्रा.लि.तर्फे डायरेक्टर श्री.नरेश रामचंद्र मित्तल,  
२०९५, सदाशिव पेठ, विजया नगर कॉलनी,  
नीलायम थेंटर चौक पुणे ४११०३०,

विषय :- मौजे- खराडी, ता.-पुणे शहर, जिल्हा -पुणे येथील स.न.३०/२ब, पुणे या मिळकतीवर होणाऱ्या गृह व व्यापारी प्रकल्पासाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी पाणीपुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ :- १. लष्कर पाणीपुरवठा विभागास प्राप्त झालेले पत्र आ.क्र.८६४, दि.०६/०६/२०२३.  
२. बांधकाम विभागाकडील सी.सी. क्र.CC/०२४७/२३ दि.२७/०४/२०२३नुसार.

संदर्भ क्र.१ चे पत्रान्वये विषयांकित नियोजित प्रकल्पास पर्यावरण ना हरकत प्रमाणपत्र मिळण्यासाठी पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखल्याची मागणी केली आहे. सदर प्रकल्प एकूण ५०३५.०० चौ.मी. क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पामध्ये एकूण निवासी १५० सदनिका असून त्यासाठी १०१.२५KLD प्रति दिवस पाणीपुरवठा विभागाचे प्राथमिक ना हरकत दाखला खालील १ ते १४ अटीवर देण्यात येत आहे.

- १) विषयांकित मिळकतीवरील गृह प्रकल्पासाठी भोगवटा पत्राच्या प्रमाणात पाणीपुरवठा करण्याकरिता नळजोड प्रस्ताव सादर करावा लागेल.
- २) विकासकामे स्वखर्चाने मनपाचे सूचनेनुसार जलवाहिनी विकसित करावी लागेल.
- ३) एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करावी लागेल.
- ४) जागेवर बांधकाम चालू करण्यापूर्वी मिळकती मधील मनपाच्या नळ जोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद केले जाईल.
- ५) इमारतीचे पिण्याचे पाणी, वापरायचे पाणी, फ्लशिंगचे पाणी इ.कारणासाठी स्वतंत्र व्यवस्था करणे आवश्यक.
- ६) सदर प्रकल्पाकरिता पाण्याच्या उपलब्धतेनुसार पुणे मनपाकडून होणारा पाणीपुरवठा वगळता जादा पाण्याची व्यवस्था विकासक यांस स्वतः च्या खर्चाने करावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज ५ लिटर्स प्रति मिनिटा पेक्षा कमी डिस्चार्ज असणाऱ्या आवश्यक.
- ८) सर्व कामे सक्षम कन्सल्टंट यांचे कडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेळ.
- १०) प्रवर्तकाचे तज्ञ सल्लागार यांनी प्रस्तावित प्रकल्पात सदर प्रकल्प एकूण ५०३५.०० चौ.मी. क्षेत्रामध्ये प्रस्तावित केला असून सदर प्रकल्पामध्ये एकूण निवासी १५० सदनिका असून त्यासाठी १०१.२५KLD प्रति दिवस पाण्याची मागणी केली असून सध्यास्थितीत सदर ठिकाणी पुणे महानगरपालिकेचे पाणीपुरवठा नेटवर्क उपलब्ध असून तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमानुसार धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) मिळकतीची ले आउट मान्य झाल्यानंतर काम चालू करण्याचा दाखला व ले आउट मान्यतेची प्रत खात्यास सादर करणार व वॉटर लाईन डेव्हलपमेंटचा फरक किंवा वॉटर लाईन शुल्क, मीटर ना हरकत प्रमाणपत्र मागण्यापूर्वी मनपा कोषागारात भरावा लागेल अथवा वॉटर लाईन डेव्हलपमेंट करावी लागेल.
- १२) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या प्रमाणात त्यावेळेच्या मान्य धोरणानुसार व नियमानुसार पाणीपुरवठा उपलब्ध केला जाईल.
- १३) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडील सादर केलेल्या हमीपत्रास (नोटरी) जिंदाल मित्तल गृह निर्माण प्रा.लि.तर्फे डायरेक्टर श्री.नरेश रामचंद्र मित्तल यांचे नोटरी रजिस्टर अ.क्र. ६९२/२०२३ दि.१३/०६/२०२३ अधीन राहणार आहे.
- १४) भविष्यात पाणीसाठी मनपा नियम, नैसर्गिक परिस्थिती व उपलब्ध पाणीसाठी यावर अवलंबून असे कळावे.

(भावना चव्हाण)  
कनिष्ठ अभियंता  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका

(उमाकांत डिगीकर)  
उप अभियंता  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका

(सुभाष पोवरा)  
कार्यकारी अभियंता  
लष्कर पाणीपुरवठा विभाग  
पुणे महानगरपालिका



Date: 08<sup>th</sup> June 2023

To,  
Jindal Mittal Graha Nirman Pvt Ltd  
Mittal House , 2095, Sadashiv Peth , Vijaya Nagar colony, Nilayam Theatre choak, Pune-411030

Sub: - Facilitating Solid Waste Management at your Commercial/Residential " **Sun Emerald** " situated S.no 30/2B, Village - Kharadi, Tal: Haveli, Dist: Pune, Maharashtra -411014

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **150 Kg/Day, E Waste 62.5 Kg/Month**) from your registered project " **Sun Emerald** " situated S.no 30/2B, Village - Kharadi, Tal: Haveli, Dist: Pune, Maharashtra -411014 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 225 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided all commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For **SWaCH Pune Seva Sahakari Sanstha Ltd**

*Rhawa*

Authorized Signatory

Date: 08<sup>th</sup> June 2023







महाराष्ट्र MAHARASHTRA

2022

BW 911696

उपस्थित दिनांक 24 MAY 2023 यूपी  
कचक्र प्रकार .....  
क्या नोंदणी करवाव ठेकेत का ? होय/नही.  
मिळवणीचे दर्ज .....  
मुद्रांक दिवत घेणाऱ्याचे नांव .....  
क्या .....  
हस्ताक्षर पक्षकाराचे नांव .....  
हस्त लेखनीचे नांव .....  
मुद्रांक दिवत घेणाऱ्याची सही .....  
सा. सविता प्राविण मिरसे  
पत्त्या क्र. 2209996  
400/02, घोखडे पेट, पुणे-42



AGREEMENT

This Agreement ("Agreement") is entered into as on 20/05/ 2023

Between

M/s. Jindal Mittal Graha Nirman Pvt. Ltd a registered Partnership Firm having its registered office at Mittal House, 2095, Sadashiv Peth, Vijaya Nagar Colony, Nilayam Theater Chowk, Pune-411030, (herein after referred to as the "Developer") Party No.1.

*[Handwritten signature]*



AND

**SWaCH Pune Seva Sahakari Sanstha Maryadit**, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "**Party No. 2**"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing a project under name and style of "**Sun Emerald**" situated at S. No.30/2B, Village - Kharadi, Taluka - Haveli, Distict - Pune, State - Maharashtra, 411014., (herein after referred to as the "**said Site**")

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH HEREAFTER



1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 150Kg/Day, E waste -62.5 Kg/Month) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.  
This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.



7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

**IN WITNESS WHEREOF**, the parties have signed this Agreement on the day and year first above written.

M/s Jindal Mittal Graha Nirman Pvt. Ltd

Through Its Partner

Mr. Naresh R. Mittal

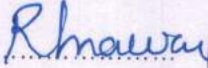
  
(Developer)



SWaCH Cooperative,

Miss. Poonam Vinod Sonawane

Through .....





\_\_\_\_\_  
(Party No. 2)



विकणाऱ्या माता-पत्याला जेव्हा करीत  
आहे. दोघेही इगज्यन्स नशेच्या आहारी  
गेले होते आणि नशा करण्यासाठी पैसे  
नव्हते म्हणून या दोघांनी दोन वर्षांचा

वांदी येथील भारतनगर परिसरात  
राहणाऱ्या बहिणीच्या घरी शब्बीर  
खान आणि त्याची पत्नी सांनिया  
राहत होती. दोघेही अंमली पदार्थांची  
नशा करीत असल्याने यावरून घरात

मुलगा झाला होता; परंतु वाद पच जरा  
त्या वेळी त्याच्यासोबत एकच मुलगा  
होता. बहिणीने शब्बीरच्या नकळत  
सांनियाला विश्वासात घेतले. त्या  
वेळी तिने मुलांना विकल्याचे सांगितले.

पालिका, पुणे  
पाणीपुरवठा विभाग  
त - निविन कामे



३० पर्यंत

तांत्रिक निविदा उघडणे प्रक्रिया दिनांक : ०५/१२/२०२३ दु. ३.००

निविदा संच किंमत रु.	अंदाजित पूर्वगणित रक्कम रुपये	बयाणा रक्कम रुपये	कामाची मुदत (महिने)	निविदा विषयक जबाबदार व्यक्तीचे नाव व दुरध्वनी क्रमांक
रु. १३५९/-	रु. २९९७७८०/-	रु. २९९७८/-	६	Deepak Ramchandra Roman ९७८०५९७४६८

ल निविदा संचामध्ये नमूद केला असून सदर कामांचे निविदा संच  
व्हा आहे. निविदा संचाची विक्री व स्विकृती सदर वेबसाईटवरून फक्त  
पोने मागविण्यात येत आहेत.  
शेवटच्या दिवशी ऑनलाईन सादरीकरण न झाल्यास त्याची सर्वस्वी

महानगरपालिका येथे मिळेल.

आर बयाणा रक्कम ई.सी.एस./आर.टी.जी.एस./एन.ई.एफ.टी. सुविधेमार्फतच

सही:-

Kashinath Chintaman Gangurde  
कार्यकारी अभियंता, पाणीपुरवठा,  
पुणे महानगरपालिका

गरपालिका  
क्रिया कक्ष  
त - नवीन कामे



जाहिरात क्र. २५-DC-१-२०२३

तांत्रिक निविदा उघडणे प्रक्रिया दिनांक : ०५/१२/२०२३ दु. ३.०० वाजता.

निविदा संच किंमत रु.	अंदाजित पूर्व गणित रक्कम रु.	बयाणा रक्कम रु.	कामाची मुदत (महिने)	निविदा विषयक जबाबदार व्यक्तीचे नाव व दुरध्वनी क्र.
४९५.००	४२३६९९	४२३६	६ महिने	रुपाली वाळके ८३८००२८५९९
४९५.००	८३४५५०	८३४६	४ महिने	रुपाली वाळके ८३८००२८५९९
४९५.००	८३२४९०	८३२४	५ महिने	पूजा नम्रवरे ९९४६०८०८९६

स टेकेदारांकडून (कामासाठीच्या पुर्वपात्रात अटी टेंडर सेट मध्ये नमूद केल्यानुसार)

नमूद केला असून सदर कामांचे निविदा संच [www.mahatenders.gov.in](http://www.mahatenders.gov.in) या  
वेबसाईटवरून फक्त ऑनलाईन पद्धतीने करण्यात येत असून सर्व निविदा दोन पाकिट  
या दिवशी ऑनलाईन सादरीकरण न झाल्यास याची सर्वस्वी जबाबदारी टेंडरदाराची

सही:-

उप आयुक्त, परिमंडळ विभाग क्र. १,  
पुणे महानगरपालिका

जाहीर नोटीस

तमाम जनतेस सूचित करण्यात येते की,  
जिल्हा मितल गृह निर्माण प्रा. लि. तर्फे  
डायरेक्टर श्री. नरेश रामचंद्र मितल, पुणे  
यांच्या 'सन एमराल्ड' स. नं. ३०/२६, मोजे  
खराडी, तालुका हवेली, जिल्हा पुणे येथील  
रहिवासी गृहप्रकल्पाच्या राज्य शासनाच्या  
पर्यावरण आघात मुल्यांकन प्राधिकरण,  
महाराष्ट्र यांचे दि. १०/११/२०२३ रोजीचे  
प्रकरण क्र. SIA/MH/INFRA2/429556/2023, (EC  
Identification No. - EC23B038MH119267)  
अन्वये परवानगी मिळालेली आहे.

सदर परवानगीची प्रत महाराष्ट्र प्रदूषण  
नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण  
विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर  
<http://ec.maharashtra.gov.in> उपलब्ध आहे.

अमेय नितीन खुटले, अॅडव्होकेट  
राहणार - फ्लॅट नं. २१०,  
दत्त वैभव एव्हन्यू, धायरी, पुणे - ४११०४९  
मो. : ९७६६६६६४५

जाहीर नोटीस

तमाम जनतेस सूचित करण्यात येते की,  
मितल इंटरनॅशनल तर्फे भागीदार श्री. नरेश  
रामचंद्र मितल व श्री. अशोक रामचंद्र मितल,  
पुणे यांच्या 'सन प्रेस्टिज' स. नं. ५७/४, मोजे  
वडगाव बु, तालुका हवेली, जिल्हा पुणे येथील  
रहिवासी गृहप्रकल्पाच्या राज्य शासनाच्या  
पर्यावरण आघात मुल्यांकन प्राधिकरण, महाराष्ट्र  
यांचे दि. १०/११/२०२३ रोजीचे प्रकरण क्र.  
SIA/MH/INFRA2/ 4219660/2023, (EC  
Identification No. - EC23B038 MH132978)  
अन्वये परवानगी मिळालेली आहे.

सदर परवानगीची प्रत महाराष्ट्र प्रदूषण  
नियंत्रण मंडळ येथे उपलब्ध असून पर्यावरण  
विभाग महाराष्ट्र शासन यांच्या संकेतस्थळावर  
<http://ec.maharashtra.gov.in> उपलब्ध आहे.

अमेय नितीन खुटले, अॅडव्होकेट  
राहणार - फ्लॅट नं. २१०,  
दत्त वैभव एव्हन्यू, धायरी, पुणे - ४११०४९  
मो. : ९७६६६६६४५

जाहीर नोटीस

तमाम लोकांस कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेली मिळकत  
संदर्भातील मूळ व सत्य कागदपत्रे १) लीज डीड क्र. ७२४४ / १९८२ (हवेली क्र.  
१), २) लीज डीड क्र. ५८०२/१९८४ (हवेली क्र. १), ३) डीड ऑफ असाईनमेंट क्र.  
३८९६/२००५ (हवेली क्र. ६), त्याचे पावती व सूची क्र. २ सह, सदर मिळकतीचे  
विद्यमान मालकांकडून गहाळ झाली आहेत. तदसंदर्भात लास्ट रिपोर्ट देखील सदर  
विद्यमान मालकांनी वानवडी पोलीस ठाणे येथे दि. २३/११/२०२३ रोजी १६२७५६-  
२०२३ क्रमांकांनी ऑनलाईन पद्धतीने दाखल केली आहे. कुणाही व्यक्तीस जर सदर  
कागदपत्रे मिळाली किंवा सदर कागदपत्रे कुणाही व्यक्तीकडे असल्यास त्यांनी  
खालील पत्त्यावर आणून घ्यावे.

परिशिष्ट:

जिल्हा व तुकडी पुणे, पोततुकडी व तालुका हवेली, मा. सह दुय्यम निबंधक यांचे  
हद्दीतील तसेच पुणे हानगरपालिका यांचे कार्य क्षेत्रातील वानवडी येथील स. क्र. २४/१  
ते २४/५ व २५ त्यासी सी.स.क्र. ९९६ व ९९७, येथील शिक्षकनगर गृह रचना संस्था  
म. मधील "शुभकार" नावे बंगला.

स्वाक्षरी:-

वैभव शिरुडे, अॅडव्होकेट, ९९७०९६९४९६  
३, पहिला मजला "मंत्री व्हिला", २७९, नवी पेठ, पुणे ४११०३०

जाहीर नोटीस

तमाम लोकांस या जाहीर नोटीसीने कळविण्यात येते की खालील परिशिष्टात  
वर्णन केलेला दस्त हा आमचे आशिल श्री. रोहित शिवाजी शेलार यांचे लाभात मे. गोल्डवे  
रिअॅल्टी तर्फे भागीदार श्री. विनीत के. गोयल यांनी दि. १२/०३/२०२३ रोजी लिहून व  
नॉंदवून दिलेला होता व आहे. सदर दस्त सदनाका क्रं प-४ ११०४ कोहिनूर वेस्टवू  
रिजर्व, गाव मोजे - पुनावळे, ता. - मुळशी, जिल्हा - पुणे या संबधाने नोंदविलेला आहे.  
सदर परिशिष्टात वर्णन केलेला दस्ताची मूळप्रत हि नोंदविल्या नंतर गहाळ झालेली  
असून, सदर दस्ताचा बराच शोध घेता, त्याची मूळप्रत हि आढळून आलेली नाही. सदर  
दस्ताची मूळप्रत सापडून न आल्यामुळे दि. २५-०८-२०२३ रोजी चतुर्थी पोलीस ठाणे  
यांचे कार्यालयात कायदेशीर तक्रार देखील दाखल करण्यात आलेली आहे. तरी प्रस्तुत  
नोटीसीद्वारे असे तमामलोकांना कळविण्यात येत आहे की, सदर परिशिष्टात नमूद  
दस्तऐवजाची मूळप्रत कोणाला आढळून आल्यास त्यांनी सदर दस्तऐवज हा आमचे  
आशिल श्री. रोहित शिवाजी शेलार यांना, फ्लॅट नं. १२६, श्री कृपा, हनुमान मंदिराजवळ,  
कायनेटिक, मोहिनी नगर, केडगाव, अहमदनगर - ४१४००५ महाराष्ट्र, या पत्त्यावर पाठवून  
द्यावे अथवा ७२७६००६५०० नंबरवर संपर्क करावा. आमचे आशिल सदर दस्तऐवज  
घेण्याची व्यवस्था करतील. यदाकदाचित कोणी ति-हाईट व्यक्तीने सदर दस्त  
सापडल्याचा गैरफायदा घेऊन दस्तातील नमूद सदनाके संबधाने कोणताही व्यवहार  
कोणी करू नये व तसे केल्यास सदरचा बेकायदेशीर व्यवहार आमचे आशिल यांचेवर  
बंधनकारक राहणार नाही, याची नोंद घ्यावी. सदर दस्तऐवज सापडल्यानंतर दस्तऐवज  
मधील नमूद माहिती मजकूर कागदपत्रे, सहा, अंगठे व इत्यादीचा यदाकदाचित कोणी  
गैरवापर केल्यास आमचे आशिल त्यांचे विरोधात दिवाणी व फौजदारी स्वरूपाची  
कार्यवाही देखील करतील याची सुद्धा नोंद घ्यावी.

परिशिष्ट

दस्तऐवजाचे वर्णन - दस्ताचा प्रकार - करारनामा, दस्तऐवज करून देणाऱ्या  
पक्षकाराचे नाव - मे. गोल्डवे रिअॅल्टी तर्फे भागीदार श्री. विनीत के. गोयल तर्फे कु. म.  
धारक श्री. निखील आगरवाल, दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव - रोहित  
शिवाजी शेलार, दस्तऐवज करून व नोंदवून दिल्याचा दिनांक - १२/०३/२०२३,  
दस्तऐवज नोंदविलेल्या कार्यालयाचे नाव व क्र. - सह. दुय्यम निबंधक हवेली क्र. २२ पुणे,  
दस्तऐवजाचा नोंदणी क्र. ५६७७/२०२३

पुणे  
दिनांक : २४/११/२०२३

योगेश मोहन आहरे  
अॅडव्होकेट



All the people are hereby informed by this Public Notice that my clients are in negotiations with Mr. KUMAR PAREKH, Address at Pune: Flat No. C-504, 5th Floor, Pinnac Gangotri Society, S. No. 165, Aundh, Pune - 411007, who is the owner, for the sale of his property at Pune: being Flat No. C-504, which is more particularly described in the "Schedule of the Property" written hereunder, Through his Power of Attorney Holder, BHAVIN BHUPENDRA PAREKH, Residing at: Flat No. C-504, 5th Floor, Pinnac Gangotri Society, S. No. 165, Aundh, Pune - 411007, to my client/s and he has assured my client/s that the said Flat is free from all encumbrances of whatsoever nature and that he has a clean, clear and marketable title in the said Flat.

If any person has any right, title or interest in the said Flat by way of Lease, Gift, Charge, Lien, Sale, Exchange, Loan, Mortgage or in any other way, he/she should inform me within 10 days, in writing from the date of publishing this Public Notice, along with the related original documents, showing his/her right, title or interest.

Otherwise my client/s shall complete the transaction, presuming that the said Flat is free from all encumbrances and no body has any right, title or interest in the said Flat and all such prior claims, if any, have been waived by the respective persons, and my client shall not be responsible in any way, if any objection is raised afterwards.

#### SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of Flat No. 504, situated on the Fifth floor, along with Car Parking Lot bearing No. C-13, in Building "C", in "Pinnac Gangotri Co-operative Housing Society Limited", situated at Survey No. 165/1/1, Survey No. 165/1/2 and Survey No. 166 (Part) Plot Nos. 1 + 2 + 3 + 4 + 5 + 6 + 7 + 8, New Survey No. 191 and revised Plot No. G-2/2/A, (City Survey Nos. 2490, 2491 and 2492), Aundh, Pune, within the limits of Pune Municipal Corporation and within the limits of Sub-Registrar Taluka Haveli District Pune, along with proportionate undivided share in the common areas, amenities and facilities appurtenant thereto.

Pune,

Date : 23rd Nov, 2023.

**H. L. HEMRAJANI,**  
B.Com, LL.B. (Advocate)

Kalpataru Plaza, B-212, 2nd Floor,  
224 Bhawani Peth, Pune - 411 042. Ph. No. 26387101

Supply of Maplitho Paper 75 gsm, 86 cm Reel \* Closing Date: 28-Nov-2023 \* PAC: Rs5000000

Visit <https://etenders.kerala.gov.in> for more details.

Ro.No:20-22/Nov/2023/PRD/(N)11



### Invitation for Expression of Interest

#### SALE OF SHARES OF IL&FS TAMIL NADU POWER COMPANY LIMITED ("ITPCL"), OPERATING THERMAL POWER PLANT IN TAMIL NADU

Expressions of Interest ("EOI") are invited from interested applicants for acquisition of (i) 92.42% of the issued, subscribed and paid up share capital of ITPCL held collectively by Infrastructure Leasing & Financial Services Limited ("IL&FS") and IL&FS Energy Development Company Limited ("IEDCL") (holding 12.11% and 80.31% respectively of the share capital of ITPCL); and (ii) 2,40,000 fully and compulsorily convertible debentures of ITPCL held by IEDCL ("Proposed Transaction").

ITPCL was incorporated to set up an integrated 3,180 MW thermal power plant with captive jetty and coal mines licensed by itself and through its subsidiaries. Currently under Phase 1, it is operating a 1,200 MW imported coal-based power plant and has further expansion potential of 1,980 MW in Phase 2 with common infrastructure already in place at Cuddalore, Tamil Nadu.

Interested applicants may refer to <https://www.ifsindia.com/asset-divestment.aspx> for the prescribed format of submitting EOI, Terms & Conditions, Process, Eligibility Criteria and the non-disclosure undertaking requirements for participation.

Eligible Applicants will be provided access to the data room. Kroll has been appointed as financial and transaction advisor for the Proposed Transaction.

Applicants may submit the EOI along with the documents set out therein latest by 5 PM (IST) on December 18, 2023 to [ifs.thermal@ifsindia.com](mailto:ifs.thermal@ifsindia.com) and [ifs.itpcl@kroll.com](mailto:ifs.itpcl@kroll.com).

IL&FS reserves the right to suspend, modify or terminate the Proposed Transaction and the process at any time without providing any reasons or incurring any liability to any party.

Note: Subject to the outcome of certain legal proceedings filed by IL&FS, the Proposed Transaction may entail offer to acquire the aforesaid shares as constituting and representing the entire share capital of ITPCL validly issued and standing, or fresh issuance and ownership of the entire share capital of ITPCL.

November 24, 2023

#### PUBLIC NOTICE

This is to inform the public in general that Mittal International through its Partners Mr. Naresh Ramchandra Mittal & Mr. Ashok Ramchandra Mittal, have been accorded with the Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for their construction project 'Sun Prestige' at S. No. 57/4 at Vadgaon Budruk, Pune, Taluka-Haveli, Dist- Pune dated 10/11/2023 vide No. SIA/MH/INFRA2/ 421960/2023, (EC Identification No. - EC23B038 Mh132978). This clearance is in accordance with the provisions of 'EIA Notification 2006'.

The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen at Department of Environment, Government of Maharashtra. Website <http://ec.maharashtra.gov.in>

Amey Nitin Khutale, Advocate  
R/at - Flat No. 210, Datta Vaibhav Avenue,  
Dhayari, Pune 411041  
Mb. : 9766662645

#### PUBLIC NOTICE

This is to inform the public in general that JINDAL MITTAL GRAHA NIRMAL PVT. LTD. have been accorded with the Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for their construction project 'Sun Emerald' at S. No. 30/2B at Kharadi, Pune, Taluka-Haveli, Dist-Pune dated 10-11-2023 vide No. SIA/MH/ INFRA2/429556/2023, (EC Identification No. - EC23B038MH119267). This clearance is in accordance with the provisions of 'EIA Notification 2006'.

The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen at Department of Environment, Government of Maharashtra. Website <http://ec.maharashtra.gov.in>

Amey Nitin Khutale, Advocate  
R/at - Flat No. 210, Datta Vaibhav Avenue,  
Dhayari, Pune 411041  
Mb. : 9766662645



## UDYAM VIKAS SAHAKARI BANK LTD., PUNE

HO: Pyrope Apartment, 1 st Floor, Behind Karve Road Telephone Exchange, Erandwana, Pune-411004. Phone No.: 020-25420229/25451919/9850554190

### POSSESSION NOTICE (for immovable property Rule-8(1))

The undersigned being the authorized officer of the Udyam Vikas Sahakari Bank Ltd., Pune under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest 12 Act 2002(54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 19/07/2023 calling upon the borrower Mrs. Chaya Kanhu Hapse & Guarantor to repay the amount mentioned in the notice being Rs. 40,04,744/- (Rs. Forty lakh Four Thousand Seven Hundred Forty Four only) within 60 days from the receipt of the said notice.

The borrowers failed to repay the amount, so this possession notice is hereby given to the borrowers and the public in general that the undersigned has taken SYMBOLIC POSSESSION of the property described in Schedule "I" herein below in exercise of powers conferred on him under section 13(4) of the said 12(Act) read with rule 9 of the said Rules on 21st day of November of the year 2023.

The borrowers in particular & the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Udyam Vikas Sahakari Bank Ltd., Pune for an amount of Rs. 40,04,744/- (Rs. Forty lakh Four Thousand Seven Hundred Forty Four only) as on date 30/06/2023 and interest & other charges thereon i.e. from 01/07/2023.

Name of the borrower Mrs. Chaya Kanhu Hapse, S.No. 19/4, Sainath Colony, Ganesh Nagar, Dange Chouk, opp. Arun Plaza, Thergaon, Chinchwad, Pune 411033. and Guarantors 1) Mr. Kapil Anil Kulkarni, Flat No.1, Rohan Co-op Housing Society No.2, Opp. Rahul Nagar, Kothrud, Pune 411 038. 2) Mr. Mahesh Khandu Kate, Room No.3/4, Near Bhairavnath Mandir, Akurdi Gaonthan, Akurdi, Pune 411035.

#### Schedule "I"

##### Description of the property mortgage (Mortgaged by No.1)

**Property No.1 :-** All that piece and parcel of property bearing Sr. No.- 19, Hissa No-4, Ground Floor, Sainath Colony, Ganesh Nagar, Hinjewadi-Kalewadi Road, Dange Chowk, Opp Saijyoti Hospital, Thergaon, Chinchwad Pune-411033, area of plot admeasuring about 1700 Sq.Ft. out of 1093 Sq.Ft. Built up, within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub-District Taluka - Mulshi and District - Pune.

**The said property bounded as follows :** East : By Property of Mr. Nakade, South : By Property of Mr. Gujar, West: Remaining area of the same S.No., North: Lane / Road.

Place :- Pune  
Date :- 24/11/2023

Authorise Officer  
Udyam Vikas Sahakari Bank Ltd., Pune.  
Manoj Ramchandra Shinde

CMYK Mittal Group (Pune). TOI. EC. Dt. 24/11/2023  
Pune