



**GAGAN**  
**DEVELOPERS**  
CREATING EXPERIENCES

## **GAGAN HOUSING AND LANDMARKS LLP**

To,  
The Additional Director(s)  
Regional Office (WCZ),  
Ministry of Environment, Forest & Climate Change,  
Ground Floor, East Wing, New Secretariate Building,  
Civil Lines, Nagpur-44000, Maharashtra.

**Subject:** - Submission of Six Monthly Environmental Clearance compliance for  
December 2023 Proposed Expansion in Project in Residential & Commercial  
"GAGAN KLARA" at Survey No.38/8A (P), Balewadi Tal- Haveli,  
Dist- Pune, Maharashtra By M/s. Gagan housing and Landmarks LLP

**Reference:** - Environment Clearance No. SIA/MH/MIS/244689/2021 Date of Issue EC - 13/05/2022

**Respected Sir,**

We are submitting the current Status of our construction work, monitoring reports, datasheet, and point wise environmental clearance compliance status to various stipulations laid down by the Ministry of Environment and Forest in its Environment Clearance No. SIA/MH/MIS/244689/2021 Date of Issue EC - 13/05/2022 along with the necessary enclosure and annexure.

This is for your kind consideration and records. Kindly acknowledge the same.

Yours Faithfully,

For M/s. Gagan housing and Landmarks LLP

Authorized Signatory

Mr. Rahul Garg

Partner

Copy to:

**The Member Secretary SEIAA, Environment Department, Room No.217, 2 nd floor, Mantralay, Annexe  
Mumbai 400032**

**The Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 2/3/4th floor, Sion  
Matunga Scheme, Road No. 8, Opp. Sion Circle, Sion (East), Mumbai-400022.**

**The Regional Officer, Maharashtra Pollution Control Board, Jog Center, 3rd floor, Mumbai Pune Road,  
Wakdevwadi, Pune, Maharashtra 411003.**

**SIX MONTHLY COMPLIANCE REPORT**  
**(December 2023)**

**Proposed Development Project Gagan Klara**  
**AT**  
(Balewadi, Pune Maharashtra)

SUBMITTED BY

**M/s. Gagan housing and Landmark LLP**  
(Balewadi, Pune Maharashtra Pune)

**INDEX**

Sr No	Item Description	Page No
1	<b>PART A</b> Current Status of Work .....	4
2	<b>PART B</b> Pointwise compliance Status .....	6
3	<b>PART C</b> <b>Enclosure I</b> <b>Part I</b> Data Sheet ..... Part I ..... Part II ..... Part III ..... <b>Enclosure II</b> Copy of Environmental Clearance .....	15 19 24 26
4	<b>PART D</b> <b>Annexure 1</b> Monitoring Reports (Ambient Air, Water, Soil, Noise)..... <b>Annexure 2</b> Copy of News Paper Advertisement .....	52

**PART A**

**CURRENT STATUS OF WORK**

**CURRENT STATUS OF WORK - December 2023****Current Status Work of the project:** Proposed Residential & commercial project

<b>Sr. No.</b>	<b>No. of Buildings</b>	<b>Configuration</b>	<b>Status</b>	<b>Status of the Environmental Management Facilities</b>
1	A Wing (Residential)	2B + G + 21+Pent house	Existing (Completed)	Construction work for environmental facility started. STP & RWH
2	B Wing (Residential)	2B + G + 21+Pent house	Existing (Completed)	
3	C Wing (Residential)	2B + G + 21+Pent house	Existing (Completed)	
4	Commercial + LIG(Commercial)	2B + G + Mez + 12	2B + G + Mez + 7	
5	Club House	G+1	--	

**PART B**

**POINT WISE COMPLIANCE STATUS**

**PARTB:**

**2. Point wise compliance status to various stipulations laid down by the Ministry in its Clearance Letter No. File No. - SIA/MH/MIS/244689/2021 Date of Issue EC - 13/05/2022 are as follows:**

Sr.No.	Condition	Status
<b>Specific Conditions:</b>		
<b>A.</b>	<b>SEAC Conditions</b>	
1.	PP to submit Certified compliance report from regional office MoEFCC , Nagpur.	Noted and adhered.
2.	PP to provide final connection to sewerage and storm water connection in conical form rather than direct connection.	Noted and adhered
3.	PP to submit Architect certificate in consonance with earlier Environment Clearance granted.	Noted and adhered.
4.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted and adhered.
5.	PP to ensure that the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted and adhered.
<b>B.</b>	<b>SEIAA Conditions</b>	
1.	Environmental Clearance is restricted up to 27.10m height for building D (Commercial+LIG Building) as per CFO NOC dated 02.05.2022.	Noted and adhered.
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 areas as well as allow effective fire tender movement.	Noted and adhered.
3.	PP to achieve at least 5%of total energy requirement from solar /other renewable sources.	Noted and adhered.
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.	Noted and adhered.
<b>General Conditions</b>		
<b>a) Construction phase: -</b>		
<b>I</b>	The solid waste generated should be properly collected and segregated.	Noted & agreed. The solid waste generated during

	Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	construction phase will be segregated and handed over to authorized dealer for further disposal.
<b>II</b>	Disposal of muck, Construction spoil, 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.	Noted and obeyed. All construction waste is collected & segregated properly. Most of it is reused for the construction activity.
<b>III</b>	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 generation during construction phase.
<b>IV</b>	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.	Yes, noted and we will provide all the sanitation facility for construction workers. All required sanitary and hygienic measures like safe drinking water facility, Mobile toilets, first aid box will provide.
<b>V</b>	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement (separate line) will provide for the disposal of storm water and drainage water.
<b>VI</b>	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Best practices to reduce water demand during construction phase will adopted. We will be used mixed concrete in the construction to reduce water demand.
<b>VII</b>	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted & adhered.
<b>VIII</b>	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.	No ground water extraction for any purpose during the construction & operation phase of the project. Water requirement in construction phase is being supplied by Tanker Water supplier & water requirement during operation phase will be met through PMC. If required, permission will be taken from the concerned authority.
<b>IX</b>	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.	We will use water efficient technologies in the project to reduce water consumption. Low flow fixtures will used for showers, toilet flushing and drinking.



<b>X.</b>	The Energy Conservation Building Code shall be strictly adhered to.	Noted & agreed.
<b>XI.</b>	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top soil excavated during construction activities will stored and used for landscape development.
<b>XII.</b>	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated top soil will stored & will be used in landscaping.
<b>XIII.</b>	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.	There is no threat to ground water quality by leaching of heavy metals & toxic contaminants as there is no activity involving heavy metals & other toxic contamination. Soil Analysis Report was attached. <b><u>Please refer the Annexure 1</u></b>
<b>XIV.</b>	PP shall strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and adhered.
<b>XV.</b>	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The acoustically enclosed diesel type generator sets which uses low Sulphur diesel will used which confirms to Environment (protection) Rules prescribed for air and noise emission standards.
<b>XVI.</b>	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	Noted & agreed.
<b>XVII.</b>	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/ leakage.	Noted & agreed. Vehicle hired for bringing construction material to site have valid pollution check certificate and confirm to applicable air and noise emission standard and are operated only during non-peak hours.
<b>XVII.</b>	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	All the adequate measures have been implemented to keep ambient air & noise levels in and around construction premises within the permissible norms. Air & noise monitoring reports are attached. <b><u>Please refer the Annexure 1.</u></b>
<b>XIX.</b>	Diesel power generating sets proposed as	Noted and agreed.

	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.	The proposed DG sets in the operation phase will be provided with acoustic enclosures, adequate stack height & sampling facility & also will use low Sulphur diesel.
<b>XX.</b>	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Noted & agreed. Regular supervision will done by our site engineer to take care of the construction activity & of the surrounding.
<b>B)</b>	<b>Operation Phase:-</b>	
<b>I.</b>	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.	We will provide organic waste converter (OWC) facility.
<b>II.</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and adhered.
<b>III.</b>	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.	Noted & adhered. 209 CMD capacity STP will provided for waste water treatment. Treated water will used for flushing and gardening.

<b>IV.</b>	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted and adhered. We will ensure completion of STP, OWC and Green belt development prior to occupation of buildings.
<b>V</b>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted & obeyed. Occupancy will not be given unless and until there is sustainable water supply of drinking water & connectivity of the sewer line upto the project.
<b>VI.</b>	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.	There is no traffic congestion near the entry and exit points from the roads. Parking is fully internalized and no public space is being utilized.
<b>VII.</b>	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted & will be implemented.
<b>VIII.</b>	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted and agreed.
<b>IX.</b>	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and adhered.
<b>X.</b>	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.	Separate funds are allocated for implementation of EMP during construction phase and Operation phase. the fund which is allocated for environmental protection measures will not be diverted for any purpose. Find attached EMP report in <b><u>Enclosure 1.</u></b>
<b>XI.</b>	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	Advertisement was published in Local News Paper English (Financial Express) & Marathi (Loksatta) Copy of News Paper Advertisement was

	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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	attached. <b><u>Please refer the Annexure 2</u></b>
<b>XII.</b>	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	
<b>XIII.</b>	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and adhered. The EC copy attached. <b><u>Please refer Enclosure I.</u></b>
<b>XIV.</b>	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.	Noted and adhered. We are submitting six monthly reports regularly along with necessarily documents. Ambient Air Quality monitoring at project site as well as various locations are attached. <b><u>Please refer the Annexure 1.</u></b>
<b>c)</b>	<b>General EC Conditions:-</b>	
<b>I.</b>	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted.
<b>II.</b>	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Noted. Consent to Establish No:- <b>Format 1.0/JD (WPC)/UAN No.0000146409/CE/230200197 dated 27/02/2023</b>

<b>III.</b>	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.	<b>Environmental clearance has been obtained from the MoEF as vide their ref. File No. - SIA/MH/MIS/244689/2021 Date of Issue EC - 13/05/2022 <u>Please refer the Enclosure I.</u></b>
<b>IV.</b>	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.	We are submitting six monthly reports along with necessary documents to the respective regional office of MOEF and the MPCB.
<b>V.</b>	The environmental statement for each financial yearending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted.
<b>VI.</b>	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.	Noted & agreed. We shall not make any expansion or modification of the project without the prior approval of the Ministry of Environment, Forest and Climate Change (MoEF & CC).
<b>VII.</b>	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.
<b>4.</b>	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.	Noted & agreed.
<b>5.</b>	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.	Noted & agreed.
<b>6.</b>	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.	PP has noted and agreed to follow the stipulated condition.
<b>7.</b>	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Noted & agreed.
<b>8.</b>	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 Waste (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted & agreed.
<b>9.</b>	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.	Noted & agreed.

Please find the same enclosed along with this letter.

Please find all the above mentioned in order and kindly acknowledge the receipt of the same.

Thanking you,

Yours Sincerely,

For M/s. Gagan housing and Landmarks LLP

**PART C**

**(Datasheet with Enclosure No I, Enclosure No II and  
Enclosure No III)**

**ENCLOSURE NO.I**

(Data Sheet in format with Part – I, Part – II  
& Part – III)



Ministry of Environment & Forest  
Western Region, Regional Office, Nagpur.

PART – I

DATA SHEET

<b>1.</b>	<b>Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)</b>	:	Residential and Commercial Project								
<b>2.</b>	<b>Name of the project</b>	:	Proposed Expansion in Project in Residential & Commercial “GAGAN KLARA” at Survey No.38/8A (P), Balewadi Tal- Haveli, Dist.- Pune, Maharashtra								
<b>3.</b>	<b>Clearance letter (s) / OM No. and Date</b>	:	Clearance Letter No. SIA/MH/MIS/244689/2021, Dated 13.05.2022								
<b>4.</b>	<b>Location</b>	:	Located At Survey No.38/8A (P), Balewadi Tal- Haveli, Dist.- Pune, Maharashtra								
	<b>a. District (S)</b>	:	Pune								
	<b>b. State (s)</b>	:	Maharashtra								
<b>5.</b>	<b>Address for correspondence</b>										
	<b>a. Address of Concerned Project Chief Engineer (with pin code &amp; Telephone / telex / fax numbers)</b>		<table border="1"> <tr> <td>Name</td> <td>Mr. Rahul Garg</td> </tr> <tr> <td>Regd. Office address</td> <td>Address: 3<sup>rd</sup> Floor, Marvel Alaina, Lane no.5, Koregaon Park, Pune 411001</td> </tr> <tr> <td>Contact number</td> <td><u>9823385544</u></td> </tr> <tr> <td>e-mail</td> <td><u>Pritamoswal2021@gmail.com</u></td> </tr> </table>	Name	Mr. Rahul Garg	Regd. Office address	Address: 3 <sup>rd</sup> Floor, Marvel Alaina, Lane no.5, Koregaon Park, Pune 411001	Contact number	<u>9823385544</u>	e-mail	<u>Pritamoswal2021@gmail.com</u>
Name	Mr. Rahul Garg										
Regd. Office address	Address: 3 <sup>rd</sup> Floor, Marvel Alaina, Lane no.5, Koregaon Park, Pune 411001										
Contact number	<u>9823385544</u>										
e-mail	<u>Pritamoswal2021@gmail.com</u>										
<b>6.</b>	<b>Salient features</b>										
	<b>a. of the project</b>	:	PART –I								
	<b>b. of the environmental management plans</b>	:	PART –II								
<b>7.</b>	<b>Breakup of the project area</b>	:	Total Plot Area – 8900.00 m <sup>2</sup> Total Built-Up Area – 44616.26 m <sup>2</sup>								
	<b>a. Submergence area forest &amp; non-forest</b>	:	Not applicable								
	<b>b. Others</b>	:	PART –I								
<b>8.</b>	<b>Break up of the project affected Population with enumeration of Those losing houses /dwelling units Only agricultural land only, both Dwelling units &amp; agricultural Land &amp; landless labourers/artisan</b>	:	Not Applicable.								

	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
<b>9.</b>	<b>Financial details</b>			:
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:		
	1.	Total Cost of the Project	:	Rs. 90Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	PART –III
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	--
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	Yes
	e.	Actual expenditure incurred on the project so far	:	PART III
	f.	Actual expenditure incurred on the environmental management plans so far	:	PART III
<b>10.</b>	<b>Forest land requirement</b>			:
	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 afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable

<b>11.</b>	<b>The status of clear felling in Non-forest areas (such as submergence area of reservoir,</b>	<b>:</b>	<b>Not Applicable</b>
<b>12.</b>	<b>Status of construction</b>	<b>:</b>	<b>PART A</b>
	<b>a. Date of commencement (Actual and/or planned)</b>	<b>:</b>	February 2019
	<b>b. Date of completion (Actual and/or planned)</b>	<b>:</b>	2025
<b>13.</b>	<b>Reasons for the delay if the Project is yet to start</b>	<b>:</b>	<b>N. A.</b>
<b>14.</b>	<b>Dates of site visits</b>	<b>:</b>	
	<b>a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any</b>	<b>:</b>	Not yet visited
	<b>b. Date of site visit for this monitoring report</b>	<b>:</b>	-
<b>15.</b>	<b>Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)</b>	<b>:</b>	<b>Not Applicable</b>

<b>Name &amp; Location</b>	:	Proposed Expansion in Project in Residential & Commercial "GAGAN KLARA" at Survey No.38/8A (P), Balewadi Tal- Haveli, Dist- Pune, Maharashtra By M/s. Gagan housing and Landmarks LLP
<b>Total no. Of workers to be employed during the construction phase.</b>	:	No workers
<b>Total Project cost</b>	:	Rs. 90 Cr only.
<b>Project infrastructure</b>	:	Proposed Expansion "Gagan Klara "at Survey No.38/8A Balewadi Tal-Haveli Dist.-Pune Maharashtra
	:	Total Plot Area – 8900.00 m <sup>2</sup> Total Built-Up Area – 44616.26 m <sup>2</sup>
<b>Water Requirement and Sources</b>	:	<b>During Construction Phase</b> - From Tankers:m <sup>3</sup> /day (depending upon the activity) <b>During Operational Phase -</b> Total Water Requirement-255.36 CMD Fresh Water- 164CMD
<b>Sewage generated</b>	:	Waste water Generation: 199 CMD
<b>Power</b>	:	<b>During Construction Phase -</b> 1. From MSEDCL: 103.80 KVA <b>Operational Phase -</b> From MSEDCL connected load During Operation Phase (Connected Load): 2252.58KW During Operation Phase (Demand Load): 1122.22 KW 1.D.G Set of Capacity 400 KVA Transformer: 2No. x 630 KVA,
<b>Gaseous emissions</b>	:	Pollutants like SPM, and SO <sub>2</sub> may arise from emissions from DG Sets that will be connected to an appropriately designed vent.

<b>Solid waste from</b> :Garbage: <b>Operation Phase</b> 1. Dry 2. Wet 3. Sludge	:	<b>Residential &amp; Commercial</b> 343 kg /day. 492 kg/day 31 kg/day
---	---	--

## PART I

## PROJECT DETAILS

**PART II ENVIRONMENTAL IMPACTS AND MANAGEMENT PLAN**  
**EMP for Construction Phase**

No.	Environment al Issues/Impac ts	Mitigation measures	Responsibility	Legal & Other requirements
<b>LOCATION SPECIFIC</b>				
1.	Level difference in Land	<ul style="list-style-type: none"> <li>For minimum cutting and filling on site, parking level are planned along the contours and proposed formation levels shall be created by using ramp along the natural slope.</li> <li>Proper measures shall be adopted for noise and dust suppression on site and insurrounding areas</li> </ul>	Project Proponents /Architects	--
2.	Loss of vegetation	<ul style="list-style-type: none"> <li>Good Landscaping with good plantation</li> </ul>	Contractor/ Project Manager	--
<b>DESIGN SPECIFIC</b>				
1.	Building Height	<ul style="list-style-type: none"> <li>Height of the building is in accordance with the local planning permissions and aviation NOC</li> </ul>	Architects	Guidelines of PMC
2.	Incremental runoff due to Increase in paved areas	Planned RG area: <ul style="list-style-type: none"> <li>Minimizing the incremental runoff from the site with the help of rain water harvesting</li> </ul>	Architects	--
<b>CONSTRUCTION PHASE</b>				

1.	Increase in water demand (15-20 KLD) due to water usage for construction, dust suppression and for workers	<ul style="list-style-type: none"> <li>Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing.</li> <li>Use of wet jute cloth/gunny bags instead of water spray for curing activity.</li> </ul>	Contractor & Project Manager	--
2.	Sewage generation and disposal	<ul style="list-style-type: none"> <li>Disposal of sewage generated to sewerline</li> <li>Daily watch on sanitation facilities, drains &amp; good housekeeping</li> </ul>	Contractor & Project Manager	Water (P & CP) Act 1974
3.	Municipal solid waste generation (45 kg/day) by workers	<ul style="list-style-type: none"> <li>Segregation of Biodegradable (27 kg/day) and non-biodegradable garbage (18 kg/day)</li> <li>Disposal of segregated waste to PMC</li> </ul>	Contractor & Project Manager	--
4.	Construction activity may lead to <ul style="list-style-type: none"> <li>Water logging onsite</li> </ul>	<ul style="list-style-type: none"> <li>Computation of the runoff from the catchment areas outside the plot and runoff within the plot.</li> <li>Proper management of channelization</li> </ul>	Contractor & Project Manager	Storm water drainage remarks from PMC
	<ul style="list-style-type: none"> <li>Unsanitary conditions and mosquito breeding on site</li> <li>Sedimentation of outside drains</li> </ul>	<ul style="list-style-type: none"> <li>of storm water</li> <li>Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site</li> <li>Use of screens and silt traps in advance of earthworks</li> <li>Proper maintenance of storm water drainage to avoid choking of drains and flooding on site</li> <li>Prompt completion of works relating to drainage and sediment control</li> <li>Ensure discharge of storm water from the site or inflow to the site due to contributing catchment is clear of sediment and pollution</li> </ul>		
<b>5</b>	<b>Construction activity</b>			
a.	Dust generation	<ul style="list-style-type: none"> <li>On site sensors shall be installed to monitor PM<sub>10</sub> and PM<sub>2.5</sub></li> <li>Provision of Barricades of adequate height along the periphery of the site</li> <li>Use of covering sheets while transporting the material</li> </ul>		--
b.	Noise & Vibration	<ul style="list-style-type: none"> <li>Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time</li> <li>Provision of ear plugs to workers</li> <li>No noise polluting work in night shifts</li> <li>Provision of barricades along the periphery of the site</li> </ul>	Contractor/ Proponents	

c.	Disruption of soil & runoff	<ul style="list-style-type: none"> <li>Sedimentary controls to be implemented</li> </ul>		
d.	Oil leaks	<ul style="list-style-type: none"> <li>Regular maintenance of machineries to prevent and repair leaks</li> <li>Contaminated soil (if any) disposed to authorized CHWT SDF</li> </ul>		
e	Generation of construction waste - Debris/Excavation material	<ul style="list-style-type: none"> <li>Quantity of the debris:</li> <li>Rock - Used for plinth refilling &amp; road formation</li> <li>Disposal of hazardous waste to CHWT SDF</li> <li>Construction waste (Empty Cement Bags, Paint container, other Barrels &amp; Scrap metal) will be handed over/sold to Authorized recyclers</li> </ul>	Contractor/ Proponents	--
6	Vehicular movement <ul style="list-style-type: none"> <li>Increase in traffic</li> <li>Air emissions &amp; Noise</li> <li>Oil leaks</li> </ul>	<ul style="list-style-type: none"> <li>Proper traffic management for the construction vehicles</li> <li>Provision of oil and grease traps to the Storm water drains</li> <li>Regular maintenance of vehicles with</li> </ul>	Project Manager	--
		suitable enclosures and intake silencers <ul style="list-style-type: none"> <li>Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours</li> </ul>		
7	Use of DG sets may lead to air and noise pollution	<ul style="list-style-type: none"> <li>DG sets with inbuilt acoustic enclosures</li> <li>Site barricading</li> <li>Regular maintenance</li> </ul>	Project Manager	--
8	Impact on health of workers Accidents, Hazard s, injuries to workers	<ul style="list-style-type: none"> <li>Adequate drinking water, canteen, toilet and bathing facilities</li> <li>First aid facility</li> <li>Regular health checkup of workers</li> <li>Risk assessment and preparation of disaster management plan</li> <li>Provision of temporary water tank for firefighting and appropriate fire suppression measures</li> <li>Safety educational and awareness programme</li> <li>Proper security arrangements</li> </ul>	Safety officer	--
<b>OPERATION PHASE</b>				

1.	Increase in water demand	<ul style="list-style-type: none"> <li>• Use of treated sewage for flushing (79.0 CMD) and gardening (5.16 CMD)</li> <li>• Use of Treated Waste Water for flushing and gardening resulting in reduction of Net water demand by <b>54 %</b></li> </ul>	Project Proponents/ Society/ Facility Management system	Water Act 1974 as amended
2.	Sewage generation	<ul style="list-style-type: none"> <li>• Provision of STP of capacity 209 CMD for treatment of sewage up to tertiary level.</li> <li>• Proper operation and maintenance of STP and Daily analysis of general parameters like pH, BOD, COD and TSS &amp; O &amp; G of the STP outlet to ensure good treatment of waste water with the help of sensors</li> <li>• Ventilation around the STP</li> <li>• Proper arrangements for sludge handling and disposal</li> </ul>	Project Proponents/ Society/ Facility Management system	--
3.	Incremental Run off from site	<ul style="list-style-type: none"> <li>• Minimizing the incremental runoff from the site with the help of rain water harvesting pits</li> <li>• Proper management of channelization of storm water from site by using proper internal SWD system and two discharge points of having adequate Capacity</li> </ul>	Project Proponents/ Society/ Facility Management system	
		<ul style="list-style-type: none"> <li>• Use of screens and silt traps to SWD</li> <li>• Proper maintenance of storm water drainage to avoid choking of drains and flooding on site</li> <li>• Ensure discharge of storm water from the site is clear of sediment and pollution</li> <li>• Provision of sump pumps</li> <li>• External drain of adequate capacity</li> </ul>		



4.	Power demand	<p>Provision of energy saving measures: As per MSEDCL requirements, we are planned to use high efficiency Transformer &amp; to reduce losses. Losses for Transformer will be as per IS standards &amp; ECBC norms.</p> <p>Following are the Energy efficient fixtures should be used in our project for energy conservation:-</p>	Project Proponents/ Society/ Facility Management system	
5.	Use of DG sets may lead to air and noise pollution	<ul style="list-style-type: none"> <li>Stack height as per CPCB norms</li> <li>DG sets with inbuilt acoustic enclosures</li> </ul>	Project Proponents/ Society/ Facility Management system	CPCB specification
6.	<p>Vehicular movement</p> <ul style="list-style-type: none"> <li>Increase in traffic</li> <li>Air emissions &amp; Noise</li> <li>Contamination of soil (if any) leads to Oil leaks</li> </ul>	<ul style="list-style-type: none"> <li>Provide adequate traffic signs and signage's to notify residents</li> <li>Install safety mirrors to aid visibility in conflict points</li> <li>Prevent parking near the Entry and Exit Gate</li> <li>Provide speed humps to regulate speed of vehicles</li> <li>Provide pedestrian crossings and dedicated footpath to cater to the walking population</li> <li>Assign traffic wardens to regulate flow of project traffic during peak hours</li> </ul>	Project Proponents/ Society/ Facility Management system	--
7.	Odour and unsanitary conditions due to STP and Composting of biodegradable garbage	<ul style="list-style-type: none"> <li>Ventilation around STP and OWC area</li> <li>Proper housekeeping and maintenance</li> </ul>	Project Proponents/ Society/ Facility Management system	Air act 1981, as amended
8.	Municipal waste & other solid waste generation	<ul style="list-style-type: none"> <li>Informing and educating occupants for solid waste management</li> <li>Provision of adequate space (OWC) for solid waste management. Proper</li> </ul>	Project Proponents/ Society/ Facility	--

		<p>segregation on site to biodegradable and non-biodegradable.</p> <ul style="list-style-type: none"> <li>• Non-recyclable waste (343 kg/day): To PMC</li> <li>• Biodegradable waste (429 kg/day) Treatment in Organic Waste Converter (OWC)</li> <li>• End product from OWC and sludge generated from STP shall be used as manure on site</li> <li>• Quarterly monitoring of manure</li> </ul>	Management system	
9	Disasters like Fire, lightning, Earthquake etc.	<ul style="list-style-type: none"> <li>• Preparation of Disaster Management Plan</li> <li>• Provision of Safety officer, Security and First aid team</li> <li>• Regular review of DMP and mock drill</li> <li>• Effective implementation of DMP</li> </ul>	Safety Officer	CFO NOC

**PART III****ALLOCATION MADE FOR ENVIRON-MENTAL MANAGEMENT PLANS****DURING OPERATION PHASE:****CAPITAL INVESTMENT FOR ECOFRIENDLY FEATURES**

<b>Sr. No</b>	<b>Project</b>	<b>Details</b>	<b>Capital Cost (Rs. Lakhs)</b>	<b>O &amp; M Cost/Yea (Rs. Lakhs)</b>
1	Sewage Treatment Plant	STP plant	40	10
2	Water Treatment	-	-	-
3	RWH and Storm water	RWH pits & network	12	0.5
4	Swimming pool		30	3
5	Solid Waste	OWC	19	3
6	Hazardous Waste	NA	-	-
7	e-waste	Authorized vendor	-	-
8	Green Development	Plantation	50	15
9	Energy Savings	Solar & LED	15	1.5
10	Environmental Monitoring	From MoEF&CC approved Lab	5	1.5
11	Disaster Management	During operation phase		-

**ENCLOSURE NO. I**  
**(COPY OF ENVIRONMENTAL CLEARANCE)**

ENVIRONMENTAL  
CLEARANCE

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

To,

The PARTNER  
 GAGAN HOUSING & LANDMARK LLP  
 Floor No.4, 401, Artha Vishwa, Lane No.5, Koregaon Park, Pune,  
 Maharashtra -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/244689/2021 dated 13 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC22B038MH137451</b>   |
| 2. File No.                                | SIA/MH/MIS/244689/2021  |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | Proposed Expansion in Project in Residential & Commercial "GAGAN KLARA" at Survey No.38/8A (P), Balewadi Tal- Haveli, Dist- Pune, Maharashtra By M/s. Gagan housing and Landmarks LLP |
| 7. Name of Company/Organization            | GAGAN HOUSING & LANDMARK LLP  |
| 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: 13/05/2022

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



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

*This is a computer generated cover page.*

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/244689/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Gagan housing and Landmarks LLP,  
Survey No.38/8A (P), Balewadi,  
Tal- Haveli, Dist- Pune.

Subject : Environment Clearance for Proposed Expansion in Project in Residential & Commercial "GAGAN KLARA" at Survey No.38/8A (P), Balewadi Tal- Haveli, Dist- Pune, Maharashtra By M/s. Gagan housing and Landmarks LLP.

Reference : Application no. SIA/MH/MIS/244689/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 135<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242<sup>nd</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/244689/2021	
2.	Name of Project	Proposed Expansion "Gagan Klara" at Survey No.38/8A Balewadi Tal- Haveli Dist- Pune, Maharashtra By Gagan housing and Landmarks LLP	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Rahul Garg
		Regd. Office address	Address: : 3rd Floor, Marvel Alaina, Lane no.5, Koregaon Park, Pune-411001
		Contact number	+91 9823385544
		e-mail	pritamoswal2021@gmail.com
6.	Consultant	M/s. Mahabal Enviro Engineers Pvt. Ltd. Address: Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra Email id : <a href="mailto:thane@mahabal.com">thane@mahabal.com</a> Tel: 022- 25823154/ 0658/ 1663	
7.	Applied for	Brownfield Project	

8.	Details of previous EC	We have received EC File No. : 1st EC letter No. SEIAA-EC-0000000625 dated 15th January 2019 and 2nd EC SEIAA Maharashtra having file number SIA/MH/MIS/134888/2020 dated 31st March, 2020.					
9.	Location of the project	Balewadi, Survey No.38/8A, Tal- Haveli, Dist- Pune Maharashtra					
10.	Latitude and Longitude	Latitude – 18°34'50.84"N Longitude – 73°46'13.44"E					
11.	Total Plot Area(m2)	8900.00 m2					
12.	Deductions(m2)	2682.02 m2					
13.	Net Plot area(m2)	7047.04 m2					
14.	Proposed FSI area(m2)	31548.33m2					
15.	Proposed non-FSI area(m2)	13067.93 m2					
16.	Proposed TBUA(m2)	44616.26 m2					
17.	TBUA(m2)approved by Planning Authority till date	44616.26 m2					
18.	Ground coverage(m2)&%	20.72%					
19.	Total Project Cost (Rs.)	Rs.90,00,00,000					
20.	CER as per MoEF& CC circular dated01/05/2018	Activity	Location	Cost (Rs.)	Duration		
-----							
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification/Change	
	Previous EC/Existing Building			Proposed Configuration			
	Building NAME	Configurat	Height (M)	Building Name	Configura tion		Height (m)
	A Wing (Residential)	A - 2 B+G+17	53.30 M	A Wing (Residential)	2 B+G+21+pent house		67.80 m
	B Wing (Residential)	Tower B 2 B+G+17	53.30 M	B Wing (Residential)	2 B+G+21+pent house		67.80 m
C Wing (Residential)	Tower C 2 B+G+17	53.30 M	C Wing (Residential)	2 B+G+21+pent house	67.80 M		
Commercial +LIG (Commercial)	2 B+G+Mez+6	24 M	Commercial +LIG (Commercial)	2 B+G+Mez z.+12	41.60 M	NA	

	al)						
				Club House	G+1	6.75m	
22.	Total number of tenements	Total tenements-252+32(Mhada)+47(LIG) Total = 331 Nos. Commercial complex-8 Shops+32 Offices					
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	164	Fresh Water	164		
		Recycled Flushing	79.0	Recycled	79.0		
		Swimming Pool	7.20	Swimming Pool	7.20		
		Club House	0.0		0.0		
		Flushing	0.0	Flushing	0.0		
		Gardening	5.16	Gardening	0.0		
		Total	255.36	Total	250.20		
		Wastewater generation	199 CMD		199 CMD		
24.	Water Storage Capacity for Firefighting/ UGT	Residential: Type 2 & Type 3 ( Each ) Domestic UG tank Capacity ( CUM): 79 Flushing UG tank Capacity ( CUM): 84 Fire UG tank Capacity ( CUM): 200 Commercial: NA Commercial: Dom-21 cum					
25.	Source of water	Local approval body / Provision of ESR PMC					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		15-20 mtr			
		Size and no of RWH tank (s) and Quantity:		NA			
		Quantity and size of recharge pits:		3 nos of size 2X 2X2 mtr			
		Details of UGT tanks if any:		Nil			
27.	Sewage and Wastewater	Sewage generation in CMD:		199			
		STP technology:		MBBR			
		Capacity of STP(CMD):		Existing - 159 Proposed - 50 Total - 209			
28.	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal			
		Dry waste:	18 kg/day	Total - 45 kgs/day - Composting method			
		Wet waste:	27 kg/day				
		Construction		Excavated earth material will			



		waste		be used for filling of plinth area & top soil for landscaping
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	343	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	492	Through Mechanical Composter (Smart OWC)
		Hazardous waste:	NA	
		Biomedical waste	NA	
		E-Waste	3 kg/day	Handed over to authorized recycler for further handling & disposal purpose
		STP Sludge(dry)	31 kg/day	To be used as manure for Gardening purpose
30.	Green Belt Development	Total RG area(m <sup>2</sup> ):	829.06 m <sup>2</sup>	
		Existing trees on plot:	11 No.	
		Number of trees to be planted:	122 no. (Total)	
		Number of trees to be cut:	No	
		Number of trees to be transplanted:	No	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase Demand Load):	103.80 kW	
		During Operation phase (Connected load):	2252.58 kW	
		During Operation phase (Demand load):	1122.22 kW	
		Transformer:	630 kVA X 2 no.	
		DG set:	1 No. X 400kVA	
		Fuel used:	HSD Considered 80% loading on DG set: - 8503.81ltr/annum	
32.	Details of Energy saving	19.28%		
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost
		Capital	Air & Noise and Water, Land Biological and Socio Economic	Rs. Lakh
		O&M	Included in above	
34.	Environmental Management	Component	Details	Capital (Rs.) in O&M (Rs. Lakh/Y)

plan Budget during Operation phase			Lakh		
	Sewage treatment	STP plant	40	10	
	Water treatment	-	NA	NA	
	RWH and Storm Water	RWH Pits and network	12	0.5	
	Swimming Pool	-	30	3	
	Solid Waste	OWC	19	3	
	Hazardous waste	NA	-	-	
	e-waste	Authorized vendor	-	-	
	Green belt development	Plantation	50	15	
	Energy saving	Solar and LED	15	1.5	
	Environmental Monitoring	Through laboratory	5	1.5	
	Disaster Management	Provided			
35.	Traffic Management	Type	Required as per DCR no	Actual Provided Nos.	Area per parking (m <sup>2</sup> )
		4-Wheeler	1027	---	As per Standard DCR
		2-Wheeler	269	---	As per Standard DCR
		Bicycles	---	---	As per Standard DCR
36.	DetailsofCourt cases/litigation sw.r.t.theprojectandprojectlocationifany.	NA			

3. Proposal is an expansion of existing construction project. Project has obtained 1st EC letter No. SEIAA-EC-000000625 dated 15th January, 2019 for total BUA of 30125.98 m2 and 2nd EC vide SIA/MH/MIS/134888/2020 dated 31st March, 2020 for 34674.64 m2. Proposal has been considered by SEIAA in its 242<sup>nd</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit Certified compliance report from Regional Office MoEFCC, Nagpur.
2. PP to provide final connection to Sewerage and storm water connection in conical form rather than direct Connection.
3. PP to submit Architect certificate in consonance with earlier Environmental clearance

granted.

4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. Environment Clearance is restricted up to 27.10 m height for building D (Commercial+ LIG Building) as per CFO NOC dated 02.05.2022.
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.

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent


- possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
  - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
  - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
  - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
  - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
  - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
  - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
  - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
  - XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
  - XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.

  
Manisha Patankar-Mhaiskar  
(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.

Validity unknown

Digitally signed by Manisha  
Patankar Mhaiskar  
Member Secretary

Date: 5/13/2022 6:05:40 AM

**ENCLOSURE NO. II**  
**(COPY OF CONSENT TO ESTABLISH)**



**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

**Infrastructure /LSI**

Consent order No: Format1.0/BO/RO-HQ/Cc-18/200024/

Date-04/12/2018

To,  
M/s. Gagan Housing and Landmarks LLP "Gagan Klara",  
Sr. no. 38/8A, Balewadi, Dist-Pune.

Subject: Consent to Establish for Residential cum commercial project under Red  
Category.

Ref :

1. Minutes of Consent Committee meeting held on 4.10.2018.

Your application MPCB-CONSENT-0000044427 Dated: 10/3/2018

For: Consent to Establish for Residential cum commercial project  
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  
under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal  
Solid Waste (Management & Handling) Rule, 2000 is considered and the consent is  
hereby granted subject to the following terms and conditions and as detailed in the  
schedule I, II, III & IV annexed to this order:

- The consent to establish is granted for a period up to commissioning of the project or 5 years whichever is earlier.
- The proposed capital investment of the project is Rs. 80 Crs. (As per C.A. Certificate submitted by project proponent)
- The Consent to Establish is valid for construction of Residential cum Commercial project by M/s. Gagan Housing and Landmarks LLP named as "Gagan Klara", at Sr. no. 38/8A, Balewadi, Dist-Pune on total plot area of 8290 sq.m. and total construction built up area 34674.61 sq. mtrs including utilities and services as per commencement certificate issued by local body.
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	159	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	150 KVA	1	As Per Schedule -II

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

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	379.6 Kg/Day	OWC	Use as Manure
2	Non-biodegradable	265.4 Kg/Day	Segregation	Segregate and Hand over to Local Body for recycling

7. Conditions under Hazardous & Other Waste (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: Nil
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. The applicant should not take any effective steps for implementation of the project before obtaining revised Environmental Clearance as per EIA notification, 2006 and amendments thereto.

As per Para 2 of EIA notification dated 14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II (I) dated 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

Received Consent fee of -

Amount(Rs.)	Transaction No.	Transaction Date
125000	TXN1803002737	20-03-2018

Copy to:

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

**Schedule-I****Terms & conditions for compliance of Water Pollution Control:**

1) A] As per your application, you have proposed to install MBBR based Sewage Treatment Plant (STP) with the design capacity of **160 CMD**.

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

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

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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

2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow parameters at the outlet of STP.**

3) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) The water consumption is as under:

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	117 (fresh) & 64 (recycled)

**Schedule-II****Terms & conditions for compliance of Air Pollution Control:**

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO <sub>2</sub>
1	DG Set (150 KVA)	Acoustic enclosure	2.4 *	Diesel	31	Lit/Hr	-	-

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

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

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
--------------------	---------------	--------------------------

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

**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards not to take effective steps prior to obtaining EC	Upto Commissioning of the project	Five years

*Maharashtra Pollution Control Board*

**Schedule-IV****General Conditions:**

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

**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/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000146409/CE/2302001976

Date: 27/02/2023

To,  
 M/s.Gagan Housing & Landmarks LLP  
 "Gagan Kiara",  
 S. No. 38/8A(P), Balewadi,  
 Tal. Haveli, Dist. Pune.



Your Service is Our Duty

**Sub: Consent to Establish with Expansion for Residential & Commercial construction project granted under Red category.**

- Ref:**
1. Consent to Establish with Expansion granted vide No. Format1.0/BO/RO-HQ/CC-1812000241 dtd. 04.12.2018
  2. Environment Clearance granted vide No. SEIAA-EC-0000000625 dtd. 15.01.2019
  3. Environment Clearance granted vide No. SIA/MH/MIS/134888/2020 dtd. 31.03.2020
  4. Environment Clearance with Expansion granted vide No. SIA/MH/MIS/244689/2021 dtd. 13.05.2022

Your application NO. MPCB-CONSENT-0000146409

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

1. **The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.90.00 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish with Expansion is valid for for Residential & Commercial construction project named as M/s. Gagan housing and Landmarks LLP "Gagan Klara", S.No. 38/8A (P),Balewadi, Pune, Tal: Haveli, Dist: Pune on total plot area 8900.00 Sq. Mtrs. & Construction BUA 44616.26 Sq.mtr as per EC granted dated 13.05.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 04.12.2018	8290.00	34674.61
2	Environment Clearance granted dtd. 15.01.2019	8900.00	30125.98
3	Environment Clearance granted dtd. 31.03.2020	8900.00	34674.64
4	Environment Clearance with Expansion granted dtd. 13.05.2022	8900.00	44616.26

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	199	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 400 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	492 Kg/Day	Composting	Use as manure
2	Non Biodegradable Waste	343 Kg/Day	Send to authorized vendor	Send to authorized vendor
3	STP Sludge	31 Kg/Day	Composting	Use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	90	Ltr/A	Send to authorized vendor	Send to authorized vendor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	3.00	Kg/Day	Disposed to authorized recycler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening
- PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.



15. PP shall install organic waste digester along with composting facility/biogas with composting facility for the treatment of wet garbage
16. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP
17. 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
18. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
19. The project proponent shall take adequate measures to control dust emission and noise level during construction phase
20. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/244689/2021 dtd. 13.05.2022 as per specific condition of EC.
21. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



28b0dd63  
ed944fa6  
f2e85185  
ff66fb8f  
e9926a1c  
7b0eebc5  
338e296b  
4334f694

**Signed by: Dr. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2023-02-27 17:38:12 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	TXN2208002559	23/08/2022	Online Payment

Copy to:

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

**SCHEDULE-I****Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **209 CMD for treatment of domestic effluent of 199 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	255.36
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 400 KVA	Acoustic Enclosure	4.00	HSD 56 Ltr/Hr	1	SO2	26.88 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>
-------------------------	---------------	------------------------

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

**SCHEDULE-III****Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish with Expansion	Rs. 10 Lakh	15 DAYS	Compliance of consent conditions	Commissioning of the Unit	Commissioning of the Unit

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

**BG Forfeiture History**

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

**BG Return details**

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

**PART D**  
**ANNEXURES**

**ANNEXURE NO. 1**  
**AMBIENT AIR, SOIL, NOISE**  
**MONITORING REPORT**



**EHS MATRIX**  
PRIVATE LIMITED

📍 Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, Ind  
☎️ +91 91585 60571 / +91 95796 84751 / +91 90961 85285  
🌐 www.ehsmatrix.co.in ✉️ ehsmatrixpune@gmail.com

### TEST REPORT

Report No:	EHSM/2023/Apr/R-970	Issue Date	11/04/2023
Name and Address of Customer	MS. GAGAN HOUSING & LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	03/04/2023	Sampling duration	24 hrs
Start Date of Analysis	04/04/2023	End Date of Analysis	11/04/2023
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34°C	Wet bulb temperature	30°C
Relative Humidity	36 %	Sampling done by	Eurofine Enviro Lab Pvt. Ltd.

### Results

Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO <sub>2</sub> )	18.6	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	23.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	58.7	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	32.6	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.3	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	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> )	BDL	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	

#### Remark-

- All above results are within National Ambient Air Quality standards.
- BDL – Below Detectable Limit.



*[Signature]*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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

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

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



**EHS MATRIX**  
PRIVATE LIMITED

📍 Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.  
☎️ +91 91585 60571 / +91 95796 84751 / +91 90961 85285  
🌐 www.ehsmatrix.co.in ✉️ ehsmatrixpune@gmail.com

### TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Apr/R-971</b>	<b>Issue Date</b>	<b>11/04/2023</b>		
<b>Name and Address of Customer</b>	<b>MS. GAGAN HOUSING &amp; LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.</b>				
<b>Sample Name</b>	<b>Air</b>	<b>Sample Description</b>	<b>Ambient Air</b>		
<b>Date of Sampling</b>	<b>03/04/2023</b>	<b>Sampling duration</b>	<b>24 hrs</b>		
<b>Start Date of Analysis</b>	<b>04/04/2023</b>	<b>End Date of Analysis</b>	<b>11/04/2023</b>		
<b>Sampling Location</b>	<b>Near DG Area</b>	<b>Sampling Procedure</b>	<b>CPCB Guideline for measurement of Ambient Air pollutants Volume I</b>		
<b>Dry bulb temperature</b>	<b>34°C</b>	<b>Wet bulb temperature</b>	<b>30°C</b>		
<b>Relative Humidity</b>	<b>36 %</b>	<b>Sampling done by</b>	<b>Eurofine Enviro Lab Pvt. Ltd.</b>		
Results					
Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO <sub>2</sub> )	21.3	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	26.9	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	62.4	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	34.6	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.5	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	BDL	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> )	BDL	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	
<b>Remark-</b>					
➤ All above results are within National Ambient Air Quality standards.					
➤ BDL – Below Detectable Limit.					



*Raj*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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

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

**CERTIFICATIONS :**  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018





**EHS MATRIX**  
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.  
+91 91585 60571 / +91 95796 84751 / +91 90961 85285  
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

### TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Apr/R-972</b>	<b>Issue Date</b>	<b>11/04/2023</b>		
<b>Name and Address of Customer</b>	<b>MS. GAGAN HOUSING &amp; LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.</b>				
<b>Sample Name</b>	<b>Ambient Noise</b>	<b>Sample Description</b>	--		
<b>Date of Sampling</b>	<b>03/04/2023</b>	<b>Sampling duration</b>	--		
<b>Sampling done by</b>	Eurofine Enviro Lab Pvt. Ltd.				
Results					
Sr. No.	Location	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	53.6	42.4	55/45	CPCB Guideline
2.	NEAR DG Area	52.8	40.9		
<b>Remark-</b>					
➤ All above Noise level results are within Central Pollution Control Board Standards limit.					
➤ Day/Night -55/45 dB.					



*Rgd*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

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

Branch Office Address :  
F-01, Shakuntala Complex,  
Rajarampuri, 4th Lane,  
Kolhapur - 416008.  
+91 98243 07334

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



**EHS MATRIX**  
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.  
+91 91585 60571 / +91 95796 84751 / +91 90961 85285  
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

### TEST REPORT

Report No:	EHSM/2023/Apr/R-973	Issue Date	11/04/2023	
Name and Address of Customer	MS. GAGAN HOUSING & LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.			
Sample Name	Soil	Sample Description		
Date of Sampling	03/04/2023	Sampling Time	12: 30 PM	
Sampling Location	Near Garden	Sampling Procedure	--	
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.	Sample Quantity	01 kg	
Start Date of Analysis	04/04/2023	End Date of Analysis	11/04/2023	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand, Silt, Clay		Manual Of Soil Testing
2	pH at 25°C	7.12	--	IS 2720(Part 26) 1987
3	EC at 25°C	1246	µS/cm	IS 14767 : 2000
4	Moisture Content	12.9	%	Manual Of Soil Testing
5	Organic Matter	1.42	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	21.3	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	13.2	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	7.4	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	268.9	mg/Kg	Manual Of Soil Testing
10	Water Holding	37.3	%	Manual Of Soil Testing
11	Calcium as (Ca)	21.3	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	12.4	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.13	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	24.9	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.41	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	4.28	mg/Kg	Manual Of Soil Testing



*RgJ*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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

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

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



**EHS MATRIX**  
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.  
+91 91585 60571 / +91 95796 84751 / +91 90961 85285  
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

### TEST REPORT

Report No:	EHSM/2023/Apr/R-974	Issue Date	11/04/2023
Name and Address of Customer	MS. GAGAN HOUSING & LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	03/04/2023	Sampling duration	--
Sampling Location	--	Sampling Procedure	APHA 1060
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	Sample Quantity	2 Ltr
Start Date of Analysis	04/04/2023	End Date of Analysis	11/04/2023

### Results

Sr. No.	Parameter4	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.05	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	Total Dissolved Solids TDS	94.6	mg/L	<500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3	Total Hardness (as CaCO <sub>3</sub> )	46.3	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	22.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO <sub>4</sub> )	12.3	mg/L	<200	IS 3025 (Part 24)
6	Nitrate( as NO <sub>3</sub> )	0.4	mg/L	<45	APHA 4500 NO <sub>3</sub> , 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)	11.9	mg/L	<250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	13.6	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	4.1	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	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<2	IS 1622:1981

#### Remark-

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



Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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

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

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



**EHS MATRIX**  
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, Indi  
+91 91585 60571 / +91 95796 84751 / +91 90961 85285  
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

### TEST REPORT

<b>Report No:</b>	EHSM/2023/Apr/R-975	<b>Issue Date</b>	11/04/2023		
<b>Name and Address of Customer</b>	MS. GAGAN HOUSING & LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.				
<b>Sample Name</b>	Source Emission (DG 125 KVA)	<b>Sample Description</b>	Stack Material :MS Stack Height :3.0 M Stack Type : Round		
<b>Date of Sampling</b>	03/04/2023				
<b>Start Date of Analysis</b>	04/04/2023				
<b>End Date of Analysis</b>	11/04/2023	<b>Sampling duration</b>	30 Min		
<b>Sampling done by</b>	Eurofine Enviro Lab Pvt. Ltd.		<b>Sampling Procedure</b>	CPCB Guideline on methodologies for source emission monitoring	
<b>Sample Quantity</b>	Thimble 1 Nos and 30 ml Solution				
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	326	K		---
2	Differential Pressure	3.8	mm WG		
3	Velocity	7.04	M/s		
4	Dimensions of Stack	0.1	Mtr.		
5	Stack Area	0.0785	M <sup>2</sup>		
6	Gas Volume	163.58	Nm <sup>3</sup> /Hr		
7	Particulate Matter	36.2	mg/Nm <sup>3</sup>	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO <sub>2</sub> )	22.3	mg/Nm <sup>3</sup>	--	
9	Sulphur Dioxide (SO <sub>2</sub> )	0.0.8	Kg/day	N.S	
10	Nitrogen Oxide	14.3	mg/Nm <sup>3</sup>	Not Specified	
<b>Remark(s):</b>					
➤ All above results are well within MPCB					



*Raj*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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

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

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018



**EHS MATRIX**  
PRIVATE LIMITED

- 📍 Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.  
☎ +91 91585 60571 / +91 95796 84751 / +91 90961 85285  
🌐 www.ehsmatrix.co.in ✉ ehsmatrixpune@gmail.com

### TEST REPORT

<b>Report No:</b>	EHSM/2023/Apr/R-976	<b>Issue Date</b>	11/04/2023				
<b>Name and Address of Customer</b>	MS. GAGAN HOUSING & LANDMARKS LLP, GAGAN KLARA S.NO. 38/8A (P) Balewadi, Tal-Haveli, Dist-Pune.						
<b>Sample Name</b>	DG-SET-Noise	<b>Date of Sampling</b>	03/04/2023				
<b>Sampling done by</b>	Eurofine Enviro Lab Pvt.Ltd.						
<b>DG Noise Monitoring Report</b>							
Sr. No.	Test Location	Reading in dB(A) 0.5 mtr. Away from DG				Avg.	Difference dB(A)
		North Side	East Side	South Side	West Side		
1	<b>DG-SET-125 KVA</b>						
1A	Without Enclosure	101.9	99.7	97.8	99.2	99.65	26.78
1B	With Enclosure	72.7	70.4	74.9	73.5	72.87	
<b>Remark-</b>							
➤ Maharashtra Pollution Control Board has prescribed minimum 25 dB (A) Noise as DG Insertion loss difference during with and without enclosure of DG.							



*Rajul Patil*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

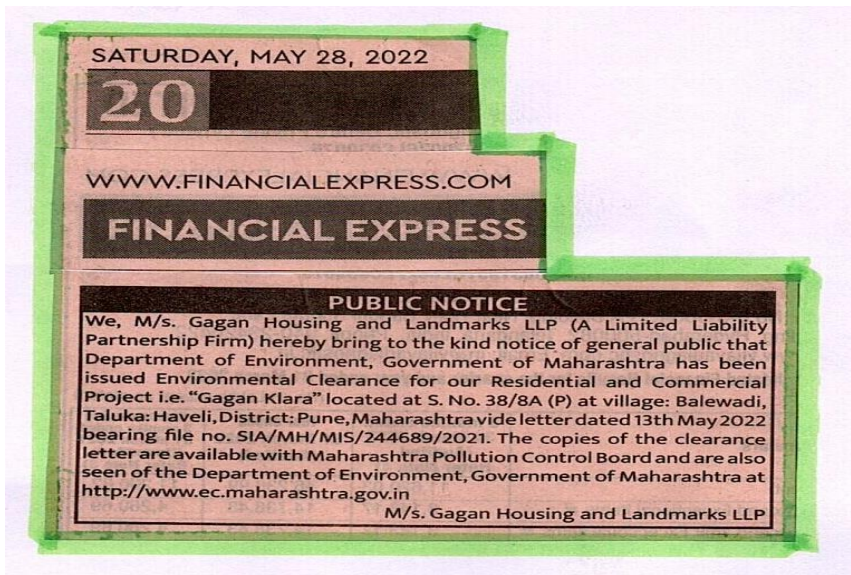
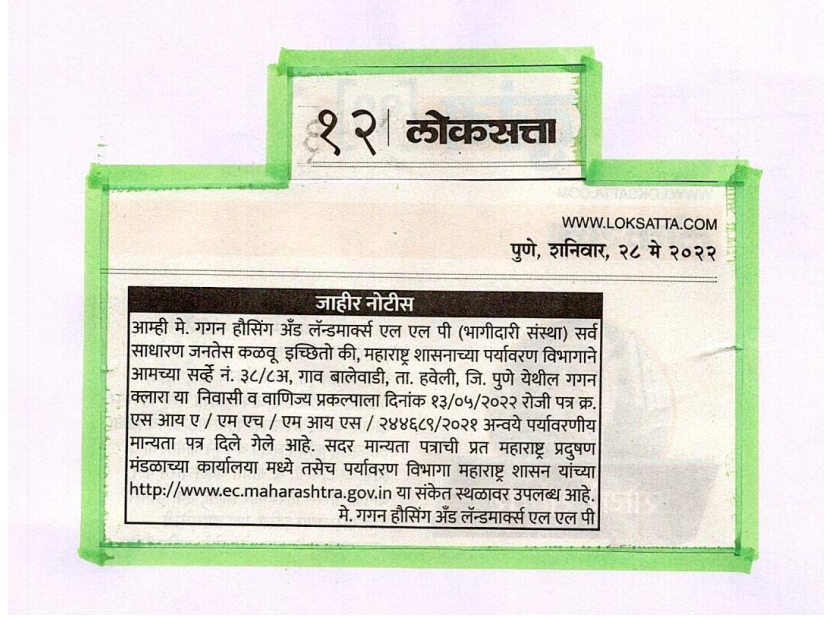
Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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

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

**CERTIFICATIONS :**  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018

**ANNEXURE NO. 4**  
**COPY OF NEWS PAPER ADV**





## Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

### FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2023

#### Unique Application Number

MPCB-ENVIRONMENT\_STATEMENT-0000063328

#### Submitted Date

03-11-2023

### PART A

#### Company Information

##### Company Name

M/s.Gagan Housing & Landmarks LLP

##### Application UAN number

MPCB-CONSENT-0000146409

##### Address

S. No. 38/8A(P), Balewadi, Tal. Haveli,  
Dist. Pune.

##### Plot no

S. No. 38/8A(P)

##### Taluka

Haveli

##### Village

Balewadi

##### Capital Investment (In lakhs)

9000

##### Scale

LSI

##### City

Pune

##### Pincode

411045

##### Person Name

Rahul Garg

##### Designation

Partner

##### Telephone Number

8605011335

##### Fax Number

0

##### Email

gaganklara22@gmail.com

##### Region

SRO-Pune I

##### Industry Category

Orange

##### Industry Type

O21 Building and construction project  
more than 20,000 sq. m built up area

##### Last Environmental statement submitted online

no

##### Consent Number

Format1.0/JD (WPC)/UAN  
No.0000146409/CE/2302001976

##### Consent Issue Date

2023-02-27

##### Consent Valid Upto

2028-02-27

##### Establishment Year

2019

##### Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

##### Industry Category Primary (STC Code) & Secondary (STC Code)

#### Product Information

##### Product Name

Total built up area (In Sq. M)

##### Consent Quantity

44616.26

##### Actual Quantity

44616.26

##### UOM

#### By-product Information

##### By Product Name

NA

##### Consent Quantity

0

##### Actual Quantity

0

##### UOM

### Part-B (Water & Raw Material Consumption)



**1) Water Consumption in m3/day**

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	255.36	5.00
All others	0.00	0.00
<b>Total</b>	<b>255.36</b>	<b>5.00</b>

**2) Effluent Generation in CMD / MLD**

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	199	0	CMD

**2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)**

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

**3) Raw Material Consumption (Consumption of raw material per unit of product)**

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

**4) Fuel Consumption**

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	56	0	Ltr/Hr

**Part-C****Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)****[A] Water**

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
Environmental monitoring reports enclosed	0	0	0	0	0

**[B] Air (Stack)**

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
Environmental monitoring reports enclosed	0	0	0	0	0

**Part-D****HAZARDOUS WASTES****1) From Process**

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
----------------------	--------------------------------------	-------------------------------------	-----

5.1 Used or spent oil	0	0	KL/
-----------------------	---	---	-----

**2) From Pollution Control Facilities**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	

**Part-E****SOLID WASTES****1) From Process**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UO</b>
Biodegradable Waste	0	0	Kg
Biodegradable Waste	0	0	Kg
Non Biodegradable Waste	0	0	Kg
Non Biodegradable Waste	0	0	Kg
STP Sludge	0	0	Kg
STP Sludge	0	0	Kg
E-Waste	00	0	Kg
E-Waste	00	0	Kg

**2) From Pollution Control Facilities**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UO</b>
NA	0	0	Kg
NA	0	0	Kg

**3) Quantity Recycled or Re-utilized within the unit**

<b>Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UO</b>
0	0	0	Kg
0	0	0	Kg

**Part-F**

**Please specify the characteristics (in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.**

**1) Hazardous Waste**

<b>Type of Hazardous Waste Generated</b>	<b>Qty of Hazardous Waste</b>	<b>UOM</b>	<b>Concentration of Hazardous Waste</b>
5.1 Used or spent oil	90	Ltr/A	ltr/A

**2) Solid Waste**

<b>Type of Solid Waste Generated</b>	<b>Qty of Solid Waste</b>	<b>UOM</b>	<b>Concentration of Solid Waste</b>
Biodegradable Waste	492	Kg	kg/D
Biodegradable Waste	492	Kg	kg/D
Non Biodegradable Waste	343	Kg	kg/D
Non Biodegradable Waste	343	Kg	kg/D
STP Sludge	31	Kg	kg/D
STP Sludge	31	Kg	kg/D

**Part-G**

*Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.*

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

**Part-H**

*Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.*

**[A] Investment made during the period of Environmental Statement**

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacs)
STP, OWC, Solar Energy, Landscape,RWH	STP, OWC, Solar Energy, Landscape,RWH	10

**[B] Investment Proposed for next Year**

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacs)
STP, OWC, Solar Energy, Landscape,RWH	STP, OWC, Solar Energy, Landscape,RWH	10

**Part-I**

*Any other particulars for improving the quality of the environment.*

**Particulars**

NA

**Name & Designation**

Mr. Rahul Garg (Partner)

**UAN No:**

MPCB-ENVIRONMENT\_STATEMENT-0000063328

**Submitted On:**

03-11-2023

## ENVIRONMENTAL NOC

कायकारा आभयता कायालय  
चतुःश्रृंगी पाणीपुरवठा विभाग  
पुणे महानगरपालिका

जावक क्र. १०३७  
दि ०९/०९/२०२१

प्रति,

गगन हौसिंग व लॅन्डमाक्स एल एल पी तर्फे  
राहुल सुरेशचंद्र गर्ग  
३रा मजला मार्वल एलिना लेन नं.५  
कोरेगावपार्क पुणे ४११००१ यांजकडेस .....

विषय:-स.नं३८/८A(p) बालेवाडी पुणे येथील मिळकतीसाठी पर्यावरण ना-हरकत प्रमाणपत्रासाठी  
पाणी पुरवठा विभागाचे अभिप्रायाबाबत.

संदर्भ :-१) आपला प्रस्ताव चतुःश्रृंगी पाणीपुरवठा विभागाकडील आ.क्र९६९ दि २४/०८/२०२१  
२)यापूर्वी चतुःश्रृंगी पाणीपुरवठा विभागाकडील जा.क्र २२४७ दि २०/१२/२०१७

संदर्भक्र.१ च्या पत्रान्वये नियोजित गृह प्रकल्पास पर्यावरण ना-हरकत प्रमाणपत्र मिळणेसाठी पाणी पुरवठा विभागाचे ना-हरकत दाखल्याची मागणी आपण केलेली आहे. यापूर्वी संदर्भक्र.२ च्या पत्रान्वये चतुःश्रृंगी पाणीपुरवठा विभागाकडील जा.क्र२२४७ दि २०/१२/२०१७पर्यावरण ना-हरकत प्रमाणपत्र घेण्यात आलेले होते. त्या अनुषंगाने ८९०० चौ.मी.जागेच्या क्षेत्रफळातील नियोजित ३१५४८.३३ चौ.मी. बांधकाम क्षेत्रासाठी आर्कीटेक्ट यांचे प्रमाणित नकाशानुसार ३४४ सदनिकासाठी व वाणिज्य ४० गाळ्यासाठी १८०के.एल.डी पाण्याची गरज दिसूनयेत असल्याने खालील १ ते १३ आटींचे अधिन राहून पाणी पुरवठा विभागाचा दाखला देण्यात येत आहे.

- १) विषयांकित मिळकती वरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणीपुरवठा करण्याकरिता नळजोड प्रस्ताव सादर करणार.
- २) विकसकाने स्वखर्चाने मनपाचे सूचनेनुसार जलवाहिनी विकसीत करणार .
- ३) एस.टी.पी.बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पूर्ण वापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार .
- ४) जागेवर बांधकाम चालू करणेपूर्वी मिळकती मधील मनपाच्या नळजोडावरील थकबाकी भरून घेऊन सदर नळजोड बंद करणार .
- ५) इमारतीचे पिण्याचे पाणी /वापराचे पाणी /फलशिंगचे पाणी इत्यादी कारणासाठी प्रत्येक सदनिका /ऑफिससाठी स्वतंत्र व्यवस्था करणार .
- ६) सदर प्रकल्पाकरिता पाण्याचे उपलब्धतेनुसार होणारा पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसकास स्वतः करावी लागेल.
- ७) अंतर्गत वापरण्यात येणाऱ्या फिटिंग्ज डिस्चार्ज पाच लिटर प्रती मिनिटा पेक्षा कमी ठेवणार.
- ८) सर्व कामे सक्षम कन्सल्टंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पूर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार .
- १०) तत्कालीन पाण्याच्या परिस्थिती नुसार मनपाकडील नियमानुसार व धोरणानुसार यापुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल .
- ११) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका /ऑफिससाठीच्या प्रमाणात त्यावेळेच्या प्राप्त धोरणानुसार पाणी पुरवठा उपलब्ध असल्यास केला जाईल .
- १२) लेआऊट मनपा मान्य झाल्यानंतर सी.सी.ची एक प्रत व लेआऊटची एक प्रत पाणीपुरवठा खात्यास सादर करावी लागणार.
- १३) सदर प्रकरणी अपुऱ्या पाणीपुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेले हमीपत्र क्र. A/८१९/२०२१ दि ०६/०८/२०२१ ला अधिन राहणार आहे.

कळावे.

कनिष्ठ अभियंता  
चतुःश्रृंगी पाणीपुरवठा विभाग  
पुणे महानगरपालिका

उप अभियंता  
चतुःश्रृंगी पाणीपुरवठा विभाग  
पुणे महानगरपालिका