

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

Date: 01/06/2026

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report - June 2026 Submission

Project: Proposed Construction Project "Leela" at "S. No. 18-1/2/3 & 19-1/2 Kharadi, Kharadi, Pune Maharashtra" by "M/s. Empyrean Landmarks"

Reference: EC Letter No. 'SIA/MH/MIS/247068/2021' dated 09/06/2022
EC Identification No. - EC22B038MH177624

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report - **June 2026 Submission**.
This is for your kind information and consideration.

Thanking You,

Yours Faithfully
For "M/s. Empyrean Landmarks"

Authorized Signatory



Encl.:

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

Copy To,

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

Leela By Empyrean Landmarks: Survey No 18-19, Plot No - P7,
River Road, Thite Nagar, Kharadi, Pune, Maharashtra 411 014.

ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT

June 2026 Submission

For

Proposed Construction Project

"Leela"

By

"M/s. Empyrean Landmarks"

At

"S. No. 18-1/2/3 & 19-1/2 Kharadi, Kharadi, Pune Maharashtra"

EC Letter No. 'SIA/MH/MIS/247068/2021' dated 09/06/2022

EC Identification No. - EC22B038MH177624

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (West Central Zone), Nagpur
Monitoring Report Data Sheet (Part – I)

Project Details

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	8(a) Building and Construction projects
2.	Name of the Project	Proposed Construction Project "Leela" By "M/s. Empyrean Landmarks"
3.	Clearance letter(s) /OM NO.& date	EC Letter No. 'SIA/MH/MIS/247068/2021' dated 09/06/2022 (EC Identification No. EC22B038MH177624)
4.	Location	"S. No. 18-1/2/3 & 19-1/2 Kharadi, Kharadi, Pune Maharashtra"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	Latitude 18°32'18.31" and Longitude 73°56'19.51"
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Santosh Jadhav L-101, Gr Floor, Mega center, magarpatta Rd, Pune Mob. No. 9922552255
	b) Address of executive project engineer/manager (with pin code/ fax numbers)	
6.	Salient Features	
	a) of the project	• EC is Attached
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 11876.67 Sq. m EC granted for Built up Area : 61553.73 Sq. m RG Area: 665.64 Sq. M
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only	Not Applicable.

	provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial Details :	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Project Cost- 165 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (EMP) – 250.83 Lacs O&M Cost (Construction Phase) – 17 Lacs O&M Cost (Operation Phase) – 26 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase EMP – 12 Lacs (Site Barricading, Drinking Water Facility for Labors, Air Monitoring, Sanitation facility etc.)
10.	Forest Land Requirement	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	• Architect Certificate is attached
13.	Reason for delay if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

Point Wise Compliance Report – Part II

I. SPECIFIC CONDITIONS

A, SEAC Conditions

Sr.	Conditions	Compliance
I)	PP to ensure smooth FTM at the convenient shopping area	Complied & submitted to Hon. SEIAA.
II)	PP to obtain remarks from irrigation department regarding Red & Blue line of river, in case of the plot area falls in Red/Blue line.	Project does not falls in the Red & Blue line of river, Red line & Blue line marked on Google Earth with sign of Executive Engineer of Irrigation Department - Image is attached herewith (Image No. 01) Compliance has been submitted to Hon. SEIAA.
III)	It is noted that, the project will have the potable water through tankers, PP to add this information in his all documents like RERA. PP to submit tanker water agreement.	PP Consented to Condition PP has made agreement with Tanker Water supplier.
IV)	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP Consented to Condition
V)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

B. SEIAA Conditions

Sr.	Conditions	Compliance
I)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition. Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from renewable sources.	PP has consented to Condition As informed design is as per ECBC
III)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to Condition
V)	SEIAA decided to grant EC for- FSI: 39229.77 m ² , Non-FSI: 22323.96 m ² and Total BUA: 61553.73 m ² (Plan approval no- Zone1/6195, dated 11.03.2022).	PP has consented to Condition

II. GENERAL CONDITIONS

A. Construction Phase

Construction Phase (Project is at 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.	PP has consented to Condition
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	PP has consented to Condition.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material will be generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	PP has consented to Condition.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition. PP will made arrangement for the waste water and storm water do not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	PP has consented to Condition.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	PP has consented to Condition.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP has consented to Condition.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	PP has consented to Condition. This will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition. PP will strictly adhere the stipulated condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	PP has consented to Condition.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to Condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	PP has consented to Condition.

XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	PP has consented to Condition.
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	PP has consented to Condition.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied. Project proponent has made Separate Environment Cell for regular supervision

General EC Conditions

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition. Agreed to Comply with.
II)	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	PP has obtained Consent to Establish from MPCB. Attached with this report.
III)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	PP has consented to Condition.
IV)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP has consented to Condition.
V)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	PP has consented to Condition.
VI)	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted & agreed to comply with.
VII)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including Clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted & agreed to comply with.
VIII)	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted & agreed to comply with.
IX)	A complete set of all the documents submitted to Department should be forwarded to the Local	PP has consented to Condition.

Sr.	Conditions	Compliance
	authority and MPCB.	
X)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XI)	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	PP has consented to Condition.
XII)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	No appeal was filed against the environmental clearance granted for the project.
XIII)	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	PP has consented to Condition.
XIV)	Any appeal against this Environment clearance shall lie with the National Green.	PP has consented to Condition.

Environment Management Plan

INTRODUCTION

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

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

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

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

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

During Construction Phase

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

The following measures will be adopted during construction phase:

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

Environment Management Plan

During Operation Phase

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

Land Environment

During Construction Phase

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

Construction debris:

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

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

During Operation Phase

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

Air Environment

During Construction Phase

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

Environment Management Plan

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.
- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

Operation Phase

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

Vehicle Emission Controls

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

Landscape Development

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

Noise Environment

Construction Phase

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

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

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and

Environment Management Plan

prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

Operation Phase

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

Minimizing water consumption

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

Usage:

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

BIOLOGICAL ENVIRONMENT

Construction Phase

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

Operation Phase

Extensive plantation & landscaping is planned to mitigate any impact during this phase.

Plantation & Landscaping

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

Environment Management Plan

Environment Monitoring Cell

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

Environmental Management cell will implement and review the compliance of the stipulated conditions specified in Environmental Clearance and Consent for Establish. Environmental cell will submit six monthly compliance report regarding status of implementation of each stipulated conditions to MoEF. The cell will be responsible to obtain consent of operate under water Act and Air from MPCB. On getting Consent to operate, the project will be handed over to Environmental Management Committee. The project proponent will provide technical knowhow, legal and technical training to Environmental Management Committee personnel for continuing the EMP.

Environmental Management Audits

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

Organization & Environment Management Cell

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

Environment Management Plan

Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
Water Regime	• Install water meters, take reading routinely, & record in the register. • Install necessary mobile toilet for construction workers & staff etc. to look after its operational & maintenance. • Keep a daily watch on sanitation/drains & good housekeeping. • Examine proper management of channelization of water to avoid water logging at site. • Oil spill prevention measures to be taken to avoid pollution of water body. • Material storage areas to be kept far away from water body	• Install waster meters & take readings routinely. • Monitoring of PH, COD, BOD& TSS of the units to ensure good treatment of wastewater into sewage treatment. • Ensure the network of connection to rain water harvesting units. • Monitoring of water from recharge pits for specified parameters.
Air	• Monitoring of Air Quality through MoEF approved lab. • Ensure water sprinkling for dust suppression. • Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored. • Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures. • Examine proper traffic arrangements for construction vehicles including instance of their PUC. • Prohibition of open burning of solid waste. • Provision of mask & other personnel gazettes to workers with regular health check-up programme.	• Prepare a schedule & implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures & specification as per CPCB norms for its stack height. • Trees will be planted with special care for controlling dust & noise & placing them very near to the sources of nuisance from air & noise point of view. • Monitoring of Air quality through MoEF approved lab. • DG Set Stack monitoring through MoEF approved lab.
Solid Waste	• Provide training to sub-contractor & worker for good sanitation & collecting their individual waste separate it as dry & wet in respective color coded dustbins provided. • Isolated storage of construction raw material such as paint varnishes etc. • Segregated garbage will be handed over to authorized agency.	• Ensure collection of solid waste everyday & keeping the record of this qty& documents. • Segregation of garbage into degradable & non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.

Environment Management Plan

Soil & Greening	• Provision of separate place for storage of top soil to be used in due course for plantation. • Avoid excavation during high windy day & heavy monsoon day. • Excess excavation will be used within the premises. • Ensuring that no trees cutting. • Plant trees along the boundary of project area.	• Proper landscaping is designed by the landscape architect that are of native species, having good canopy capable of barricading noise, wind borne dust. • Ensure maintenance of lawn & tree plantation. • Provision of work force, tools & watering arrangements. • The trimming to be conducted routinely & especially at advent of monsoon. • To keep a watch on storm water drainage especially on adequacy of capacity.
Noise	• To prepare & get approved a regular Noise monitoring schedule & stations. • Provision of ear plugs for constructions labor & staff insist its use. • There will be no noisy work in night shift. • Ensure the provision of barricades along periphery of the site. • To obtain guidance from the suppliers & maintain acoustic enclosures for DG sets	• To prepare & get approved a regular Noise monitoring schedule. • To obtain guidance from the suppliers & maintain acoustic enclosure for DG sets. • To ensure smooth flow make provision of proper parking arrangements, traffic management.



Image No. 01 - Project do not attracts Red Line Blue Line certified by Irrigation Dept.



Image No. 02 - Site Photo

3. ਭਾਗੀਦਾਰੀ ਸ਼ੀਟ

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PUBLIC NOTICE
We, "M/s. Emphyrean Landmarks" hereby bring to the kind Notice of general Public that Department of Environment, Government of Maharashtra has been issued Environmental Clearance for our construction development project located at "Survey No. 18-1,2,3 & 19-1,2 Plot No. P-7, River Road, Thite Wasti, Village - Kharadi, Tehsil - Haveli, Dist. - Pune, Maharashtra" vide letter dated 13.01.2022 bearing File No. "SIA/MH/MIS/247068/2021" (EC Identification No. - EC22B038MH177624). The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the website of the Department of Environment, Government of Maharashtra (<http://parivesh.nic.in>)
Date - 21.06.2023
"M/s. EMPYREAN LANDMARKS"

PUBLIC NOTICE
We, "M/s. Emphyrean Landmarks" hereby bring to the kind Notice of general Public that Department of Environment, Government of Maharashtra has been issued Environmental Clearance for our construction development project located at "Survey No. 18-1,2,3 & 19-1,2 Plot No. P-7, River Road, Thite Wasti, Village - Kharadi, Tehsil - Haveli, Dist. - Pune, Maharashtra" vide letter dated 13.01.2022 bearing File No. "SIA/MH/MIS/247068/2021" (EC Identification No. - EC22B038MH177624). The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the website of the Department of Environment, Government of Maharashtra (<http://parivesh.nic.in>)
Date - 21.06.2023
"M/s. EMPYREAN LANDMARKS"

Advertisement in English Newspaper (Financial Express)

TEST REPORT							
Report No:		EFEL/PRO/2026/05/855		Issue Date		26/05/2026	
Name and Address of Customer		“ Leela” as “S.No. 18-1/2/3 & 19-1/2, Kaharadi,Kharadi, Pune Maharashtra” by “M/s. Empyrean Landmarks”					
Sample Name		Air		Sample Description		Ambient Air	
Date of Sampling		18/05/2026		Sampling duration		1440 Min	
Sampling Location		Near Main Gate		Sampling Procedure		CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		36°C		Wet bulb temperature		29°C	
Relative Humidity		41% RH		Sampling done by		Client	
Start Date of Analysis		19/05/2026		End Date of Analysis		26/05/2026	
Results							
Sr. No.	Parameters		Results	Unit(s)	Specifications (NAAQ Standards)	Methods	
1	Sulphur Dioxide(SO ₂)		15.9	µg/m ³	≤ 80	IS 5182 (Part 2)	
2	Oxides of Nitrogen(NO ₂)		21.3	µg/m ³	≤ 80	IS 5182 (Part 6)	
3	Particulate Matter PM ₁₀		62.3	µg/m ³	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I	
4	Particulate Matter PM _{2.5}		32.1	µg/m ³	≤ 60		
5	Carbon Monoxide (CO)		1.48	mg/m ³	≤ 04		
6	Ozone(O ₃)		16.2	µg/m ³	≤ 180		
7	Lead (Pb)		BDL	µg/m ³	≤ 01		
8	Arsenic(As)		BDL	ng/m ³	≤ 06		
9	Nickel(Ni)		BDL	ng/m ³	≤ 20		
10	Ammonia(NH ₃)		<5	µg/m ³	≤ 400		
11	Benzo(a)Pyrene(BaP)		BDL	ng/m ³	≤ 1.0		
12	Benzene(C ₆ H ₆)		BDL	µg/m ³	≤ 05	IS 5182 (Part 11)	
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.							



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

TEST REPORT					
Report No:		EFEL/PRO/2026/05/856		Issue Date	
				26/05/2026	
Name and Address of Customer		“ Leela” as “S.No. 18-1/2/3 & 19-1/2, Kaharadi,Kharadi, Pune Maharashtra” by “M/s. Empyrean Landmarks”			
Sample Name		Drinking Water		Sample Description	
				Drinking water	
Date of Sampling		18/05/2026		Sampling duration	
				--	
Sampling Location		Labour Camp Cooler		Sampling Procedure	
				APHA 1060	
Sampling done by		Client		Sample Quantity	
				1Ltr	
Start Date of Analysis		19/05/2026		End Date of Analysis	
				26/05/2026	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.16	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed.2023
2	Total Dissolved Solids TDS	54.6	mg/L	<500	APHA 2540 C, 24 th Ed.2023
3	Total Hardness (as CaCO ₃)	23.2	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	7.00	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	4.28	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	0.36	mg/L	<45	APHA 4500 NO3, 24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 24 th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 24 th Ed.2023
9	Chloride (as Cl)	19.4	mg/L	<250	APHA 4500 Cl-, 24 th Ed.2023
10	Calcium (as Ca)	3.24	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	0.97	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24 th Ed.2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100m	<2	IS 1622:1981
Remark(s):					
➤ The above water sample is Comply with required limit as per 10500:2012.					
➤ For Total Coliform &E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].					





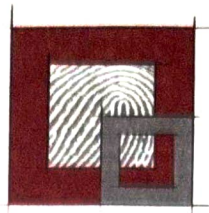
Authorized Signatory
 Mr. Mahesh Shelar
 (Managing Director)

TEST REPORT						
Report No:	EFEL/PRO/2026/05/857		Issue Date	26/05/2026		
Name and Address of Customer	" Leela" as "S.No. 18-1/2/3 & 19-1/2, Kaharadi,Kharadi, Pune Maharashtra" by "M/s. Empyrean Landmarks"					
Sample Name	Noise	Sample Description		Ambient Noise		
Date of Sampling	18/05/2026	Sampling duration		Spot Time		
Sampling done by	Client	Sampling Location		Near Main Gate		
Noise Monitoring Report						
Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)	
06.00	54.2	18.00	52.2	dB(A)	55/45	
07.00	54.0	19.00	50.1	dB(A)		
08.00	53.8	20.00	43.5	dB(A)		
09.00	52.9	21.00	44.5	dB(A)		
10.00	53.5	22.00	44.1	dB(A)		
11.00	51.7	23.00	41.8	dB(A)		
12.00	54.1	24.00	42.5	dB(A)		
13.00	53.5	01.00	42.8	dB(A)		
14.00	52.4	02.00	43.6	dB(A)		
15.00	51.9	03.00	41.4	dB(A)		
16.00	52.7	04.00	43.5	dB(A)		
17.00	51.6	05.00	42.7	dB(A)		
Day Time Leq	52.6					
Night Time Leq	43.1					
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB.						





Authorized Signatory
 Mr. Mahesh Shelar
 (Managing Director)



CUBIX
ARCHITECTS
ASSOCIATES

To Whom It may concern

Date: 01.06.2026

Sub: Built up area completion statement of proposed Residential cum Commercial project Leela by Empyrean Landmarks located at by Survey No. 18-1/2/3 & 19-1/2, Plot No.-P7, River Road, Village Kharadi, Taluka -Haveli, District -Pune-411014

Dear Sir,

As the architect of the above-mentioned project, we hereby give an undertaking regarding the construction works carried out till date for our project is as per the earlier Environmental Clearance (vide letter no. 'EC22B038MH177624' dated -09/06/2022).

BUA Approved As per EC -

Total FSI Area - 39,229.77 Sq. M

Total Non FSI Area - 22,323.96 Sq. M

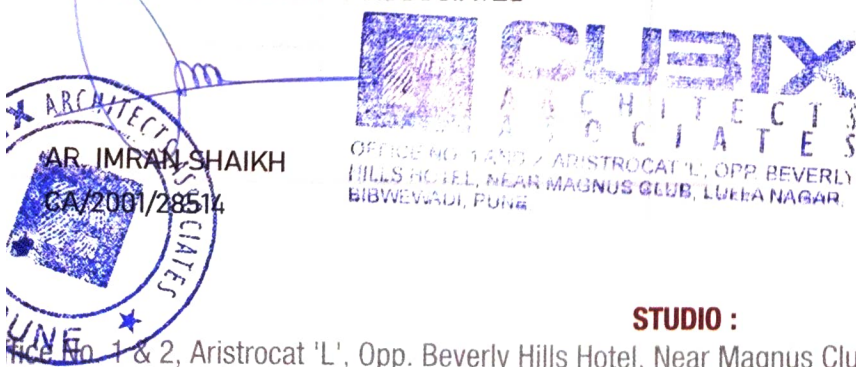
Total BUA Area - 61,553.73 Sq. M

At present, PP has constructed FSI Area of 8,883.90 m², Non FSI area of 10,185.14 m² and Total construction area is 19,069.04 m² on site. The building wise already constructed BUA is tabulated as below:

Bldg. Name	Configuration as per EC	Floors constructed on date	Constructed Areas		
			FSI Area (Sq. m)	Non FSI Area (Sq. m)	Total BUA (Sq. m)
Wing A (Resi +Comm)	3B + GR + 17 Floors	--	0.00	0.00	0.00
Wing B (Resi +Comm)	3B + GR + 17 Floors	--	0.00	0.00	0.00
Wing C	3B + GP + 18 Floors	3B + GP + 05 Floors	1,996.17	2,830.75	4,826.92
Wing D	3B + GP + 18 Floors	3B + GP + 05 Floors	1,996.17	2,884.05	4,880.22
Wing E	3B + GP + 18 Floors	3B+GP+12 th Floor	4,891.56	4,308.44	9,200.00
Club House	Ground Floor	--	-	-	-
STP, Swimming Pool	-	--	-	161.90	161.90
Total Area			8,883.90	10,185.14	19,069.04

Regards,

FOR, CUBIX ARCHITECTS ASSOCIATES



STUDIO :

Office No. 1 & 2, Aristrocatt 'L', Opp. Beverly Hills Hotel, Near Magnus Club, Lulla Nagar, Bibwewadi, Pune - 411 040.

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

To,

The Partner
 EMPYREAN LANDMARKS
 L 101 Megacenter Magarpatta Rd. Hadapsar -411028

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/247068/2021 dated 13 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH177624
2. File No.	SIA/MH/MIS/247068/2021
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Project "Leela" by Empyrean Landmarks
7. Name of Company/Organization	EMPYREAN LANDMARKS
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: 09/06/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/247068/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Empyrean Landmarks
Survey No 18-1/2/3 & 19-1/2,
Kharadi, Pune.

Subject : Environmental Clearance for Proposed Project "Leela" at Survey No 18-1/2/3 & 19-1/2 Kharadi by M/s. Empyrean Landmarks

Reference : Application no. SIA/MH/MIS/247068/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 3 in its 138th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	PARIVESH NO: MIS/247068		
Name of Project	Proposed Project at Survey No 18-1/2/3 & 19-1/2 Kharadi by M/s. Empyrean Landmarks		
Project category	Schedule 8(a) Category B2		
Type of Institution	Private		
Project Proponent	Name	Mr. Santosh Mahipatrao Jadhav M/s Empyrean Landmarks	
	Regd. Office address	L-101, Gr Floor, Megacenter, Magarpatta Road, Hadapsar, Pune - 411028.	
	Contact number	9922552255	
	e-mail	empyreanlandmarks@gmail.com	
Applied for	New		
Details of previous EC	NA		
Location of the project	Survey No 18-1/2/3 & 19-1/2, Plot No - P7, River Road, Village - Kharadi, Taluka - Haveli, District- Pune, State - Maharashtra 411014.		
Latitude and Longitude	Latitude- 18°32'18.31"N		
	Longitude- 73°56'19.51"E		
Total Plot Area (m2)	11876.67		

Deductions (m2)	5220.27					
Net Plot area (m2)	6656.4					
Proposed FSI area (m2)	39229.77					
Proposed Non-FSI area (m2)	22323.96					
Proposed TBUA (m2)	61553.73					
TBUA (m2) approved by Planning Authority till date	As Per IOD					
Total Project Cost (Rs.)	165 Crore					
CER as per MoEF & CC circular dated 01/05/2018	Activi ty	Location	Cost (Rs.)	Duration		
	Details in CER activities annexure					
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				
Buildin g Name	Configurati on	Heigh t (m)	Building Name	Configuration	Heigh t (m)	
-	-	-	Wing A (Resi + Comm)	3B + GR + 17 Floors	59.05	
-	-	-	Wing B (Resi + Comm)	3B + GR + 17 Floors	59.05	
-	-	-	Wing C	3B + GP + 18 Floors	59.05	
-	-	-	Wing D	3B + GP + 18 Floors	59.05	
-	-	-	Wing E	3B + GP + 18 Floors	59.05	
-	-	-	Club House	G	4.2	
Total number of tenements		288				
Water Budget	Dry Season (CMD)			Wet Season (CMD)		
	Fresh Water	157.86	Fresh Water	157.86		
	Recycled	93.44	Recycled	88.88		
	Swimming Pool	3.02	Swimming Pool	0.00		
	Flushing	88.88	Flushing	88.88		
	Total	254.30	Total	249.74		
	Waste water generation	222.06	Waste water generation	222.06		

Water Storage Capacity for Firefighting / UGT	As per NOC		
Source of water	PMC		
Rainwater Harvesting (RWH)	Level of the Ground water table	15-20m	
	Size and no of RWH tank(s) and Quantity	N.A.	
	Quantity and size of recharge pits	Quantity: 7 Nos & Size: 2mX2mX2m	
	Details of UGT tanks if any	Domestic	350
		Flushing	115
		Fire	As per NOC
Sewage and Waste water	Sewage generation in CMD	222.06	
	STP technology	MBBR	
	Capacity of STP (CMD)	240	
Solid Waste Managemene nt during Constructi on Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste	As per NBC	Through authorized agency
	Wet waste	As per NBC	Through authorized agency
	Construction waste	As per C&D Rules	Through authorized agency
Solid Waste Managemene nt during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste	384	Handed over to Authorized Agency
	Wet waste	480	In-situ Composting
	Hazardous waste	Negligible	Negligible
	Biomedical waste	N.A.	N.A.
	E-Waste	4.61	Handed over to Authorized Dismantler / Recycler
	STP Sludge (dry)	21.60	In-situ Composting
Green Belt Developmen t	Total RG area (m2)	665.64	
	Number of trees to be planted	86	
Power requirement	Source of power supply	MSEDCL	
	During Construction Phase (Demand Load)	75 kW	
	During Operation phase (Connected load)	3177 kW	
	During Operation phase (Demand load)	1743 kW	
	Transformer	315 kVA X 1 Nos., 630 kVA X 3 Nos	
	DG set	250 kVA X 1 Nos, 250 kVA X 1 Nos	
	Fuel used	HSD	
Details of Energy saving	Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption		

		Low loss Transformers due to which 6.22% losses are saved against conventional transformer. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed			
Environmental Management plan budget during Construction phase	No.	Details		Cost	
	1	Water for Construction, Labour & Dust Suppression		Rs. 4 Lacs	
	2	Site Sanitation & Health & Safety PPE Kits		Rs. 3 Lacs	
	3	Environmental Monitoring		Rs. 4 Lacs	
	4	Disinfection & Health & Safety		Rs. 3 Lacs	
	5	Health Check up		Rs. 3 Lacs	
Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs. In Lacs)	O&M (Rs. In Lacs/Yr)
	Sewage treatment	Waste Water Management		17.5	11.3
	RWH	RWH Pits		5.25	1.05
	Solid Waste	Organic Waste Composting		9.00	3.00
	Green belt development	Tree Plantation		9.65	1.55
	Energy saving	Energy Conservation		59.80	3.03
	Environmental Monitoring	Pollution Control		0	6
	Disaster Management	Fire & LA		146.01	7.30
	PPE Kits Health & Safety	Biomedical Waste Management		0	1
Traffic Management	Type	Required as per DCR	Actual Provided	Parking Area (m2)	
	4-Wheeler	352	352	14800	
	2-Wheeler	1360	1360		
	Bicycles	0	0		
Details of Court cases / litigation w.r.t. the project and project location if any	NA				

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 243rd (Day-2) 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 ensure the smooth fire tender movement at the convenient shopping area.
2. PP to obtain remarks from irrigation department regarding Red line and Blue line of the river, by superimposing the plot on DP sheet. PP to also ensure that the construction activities allowed in UDCPR shall be carried out as per remarks of planning Authority, in case of the plot area falls in Red/Blue line.
3. It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.
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, no bore well water should be used for construction purpose. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 39229.77 m2, Non FSI- 22323.96 m2 and Total BUA- 61553.73 m2 (Plan approval-Zone1/6195, dated- 11.03.2022).

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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP

Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
8/6/2022

Copy to:

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

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000140477/CE/2211000278

Date: 04/11/2022

To,
M/s Emyrean Landmarks (Leela),
Survey no. 18-1,2,3 and 19-1,2 , Plot P7,
River Road, Kharadi, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Establish for residential & Commercial construction project under Red Category

Ref: Minutes of 11th Consent Committee Meeting of 2022-23 held on 01.08.2022

Your application NO. MPCB-CONSENT-0000140477

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

- The Consent to Establish is granted for period upto Commissioning of the project or five years whichever is earlier.**
- The capital investment of the project is Rs.165 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential & Commercial Building construction project named as M/s Emyrean Landmarks (Leela), Survey no. 18-1,2,3 and 19-1,2 , Plot P7, River Road, Kharadi, Tal Haveli, Dist Pune on Total Plot Area of 11,876.67 SqMtrs for proposed total construction BUA of 61,553.73 SqMtrs including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	222.06	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-250 kVA	01	As per Schedule -II
S-2	DG set-250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Total Wet waste	480 Kg/Day	OWC with Composting facility or Biodigester with Composting facility	As Manure
2	Total Dry waste	384 Kg/Day	Segregation	To Local Body
3	STP Sludge	21.60 Kg/Day	Dewatering	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	100	Ltr/A	Reprocessing	To Authorized Reprocesser

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
 9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
 10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
 11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
 12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
 13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
 14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
 16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	330000.00	MPCB-DR-12423	08/06/2022	NEFT

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 240 CMD with MBBR technology for the treatment of 222.06 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated 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	250.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-250 kVA	Acoustic Enclosure	3.50	HSD 50 Ltr/Hr	1	SO ₂	24 Kg/Day
S-2	DG set-250 kVA	Acoustic Enclosure	3.50	HSD 50 Ltr/Hr	1	SO ₂	24 Kg/Day

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	10 Lakhs	15 Days	Compliance of Consent Conditions	Upto Commissioning of the project	Upto Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





कायकारा आभियंता कार्यालय
मलनि:सारण देखभाल दुरुस्ती विभाग
पुणे महानगरपालिका
जावक क्र : 3658
दिनांक : 28/21/2022

प्रति,

मे.एम्परियन लॅण्डमार्क्स तर्फे

श्री.संतोष महिपतराव जाधव व इतर

L-१०१ ग्राऊंड फ्लोअर, मेगासेन्टर, मगरपट्टा रोड,

हउपसर, पुणे-४११०२८.

विषय: मौजे खराडी ता.हवेली जि.पुणे स.नं.१८ हिस्सा १,२,३ आणि स.नं.१९ हिस्सा १,२ या मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला देणे बाबत.

- संदर्भ :** १) केंद्रीय पर्यावरण व वन मंत्रालय नवी दिल्ली यांचेकडील अधिसूचना दि.१४/०९/२००६
२) मे.एम्परियन लॅण्डमार्क्स तर्फे श्री.संतोष महिपतराव जाधव व इतर यांचा खात्याकडील प्रस्ताव आ.क्र.२१३० दि.११/०२/२०२२.
३) मा.अधिक्षक अभियंता, मलनि:सारण देखभाल दुरुस्ती विभाग यांची प्रशासकीय मान्यता ठ.क्र.मलनि/ EC/५१/२२ दि.२२/०२/२०२२.

विषयांकित मिळकती साठी संदर्भ क्र.१ अन्वयेच्या अधिसूचनेनुसार मलनि:सारण देखभाल दुरुस्ती विभागाकडील इनव्हायरमेंटल क्लियरन्ससाठी प्रोव्हीजनल दाखला घेणे आवश्यक आहे. त्यानुसार विषयांकित मिळकतीकरीता इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून प्रोव्हीजनल दाखला मिळणेकरीता संदर्भ क्र.२ अन्वये मे.एम्परियन लॅण्डमार्क्स तर्फे श्री.संतोष महिपतराव जाधव व इतर यांनी प्रस्ताव दाखल केला असून प्रस्तावा सोबत प्रस्तावित बांधकाम नकाशे, STP कॅलक्युलेशन अहवाल, सातबारा उतारा इत्यादी कागदपत्रे दाखल केलेली आहे. प्रस्तावाची छाननी केली असता त्यामध्ये खालील बाबी नमुद केलेल्या आहेत.

- | | |
|---|---|
| १ मिळकतीचे क्षेत्रफळ | - ११८७६.६७ चौ.मी. |
| २ बिलटप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय) | - ३९२२९.७७ चौ.मी+ २२३२३.९६ चौ.मी.
= ६१५५३.७३ चौ.मी. |
| ३ इमारतीची संख्या | - इमारती ५, विंग A B C D E
(रहिवाशी ३+कमर्शियल -२- उंची ५९.०५ मी.) |
| ४ निवासी सदनिका संख्या | - २८८ |
| ५ व्यापारी गाळे संख्या | - २३० |
| ६ मान्य नकाशा प्रत | - नाही. |
| ७ जा.क्र.सी.सी./ / दि. | - नाही. |
| ८ आवश्यक पाणी पुरवठा | - निवासी+व्यापारी वापराकरीता २४६.७३ KLD |
| ९ तयार होणारे मैलापाणी | - निवासी+व्यापारी वापराकरीता २२२.०६ KLD |
| १० सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता | - निवासी+व्यापारी वापराकरीता २२२.०६ KLD |
| ११ सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता | - निवासी+व्यापारी वापराकरीता २४०.०० KLD |
| १२ एस.टी.पी डिझाईन ची ड्राईंग व अहवाल | - सोबत जोडला आहे. |
| १३ मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे | - लायसन्स आर्किटेक्ट यांनी सादर केलेल्या प्रस्तावित नकाशात दर्शविला आहे. |
| १४ पाण्याचा पुर्णवापर करण्याच्या उपाययोजना | - गार्डन, फ्लशिंग व इत्यादी |
| १५ जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना | - नियोजित एस.टी.पी चे सुरक्षिततेच्या दृष्टीकोणातून एस.टी.पी चे क्षेत्र लगतच्या बांधकामापासून स्वतंत्र ठेवण्यासाठी आवश्यक भिंत/गेट इ.बांधकाम करणे विकसकावर बंधनकारक राहील. |

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

- १) विषयांकित मिळकती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन यास जोडू नये.
- २) एकुण बांधकाम क्षेत्र (FSI+NON FSI) ६१५५३.७३ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सादर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही. व पानथळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कार्यक्षम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सछिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आला व सुख्या कचऱ्या करीता सदर जागेत स्वतंत्र कंटेनर ची सोय करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विघटन होणाऱ्या आला कचऱ्यासाठी गांडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदचे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकांवर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील एस.टी.पी बाबत कन्सेंट ट ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) निवासी+व्यापारी वापराकरीता २४०.०० के.एल.डी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कंट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रामध्ये L.E.D दिवे लावावे लागतील.
- १२) सौर उर्जेवर पाणी तापविण्यासाठी ची यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set ची exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिळकतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकारक राहिल.
- १७) बांधकाम कामगारांकरीता पिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.

- १९) विषयांकित मिळकती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबंधित क्षेत्रिय कार्यालयाकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करीता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तत्कालीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी अंतिम नाहारकत दाखला मिळणेकामी स्वतंत्र पुणे संबंधित क्षेत्रिय कार्यालयाकडे मंजूरी घेणे विकसाकावर बंधनकारक राहिल.
- २०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/ दिशाभुल करणारी अढळल्यास प्रस्तुतची इनव्हायरमेंटल क्लियरन्सकरीता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल.

तरी मौजे खराडी ता.हवेली जि.पुणे स.नं.१८ हिस्सा १,२,३ आणि स.नं.१९ हिस्सा १,२, या मिळकती मधील नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटीवर इनव्हायरमेंटल क्लियरन्सकरीत ड्रेनेज विभागाकडून प्रोव्हिजनल दाखला संबंधित विकसकास देणे करीता मा.अधिक्षक अभियंता, मलनि:सारण विभाग यांची ठ.क्र.मलनि/EC/५१/२२ दि.२२/०२/२०२२ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला आपणास देण्यात येत आहे.

शाखा अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती
पुणे महानगरपालिका

Date: 18th Feb 2022

To,
Empyrean Landmarks
L-101, Gr Floor, Megacenter, Magarpatta Road, Hadapsar, Pune - 411028.

Sub: - Facilitating Solid Waste Management at your Commercial/Residential **Proposed Project**
"Leela" situated at Survey No 18-1/2/3 & 19-1/2, Plot No - P7, River Road, Village -Kharadi, Taluka
- Haveli, District- Pune, State - Maharashtra 411014..

Dear Sir,

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

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

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: **384Kg/Day, E Waste—140.25 Kg/Month**) from your registered project **Proposed Project** "Leela" situated at Survey No 18-1/2/3 & 19-1/2, Plot No - P7, River Road, Village -Kharadi, Taluka - Haveli, District- Pune, State - Maharashtra 411014. through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 480 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,




For **SWaCH Pune Seva Sahakari Sanstha Ltd**

Authorized Signatory

18th Feb 2022



कार्यकारी अभियंता कार्यालय
बंडगार्डन पाणी पुरवठा
पुणे महानगरपालिका
जावक क्र 1665
दिनांक 08/03/2022

PROVISIONAL WATER CERTIFICATE

प्रती,

मे.एम्परियन लॅन्डमार्क तर्फे

श्री. संतोष महिपराव जाधव व इतर

एल १०१ ग्राऊंड फ्लोअर, मेगा सेंटर, मगरपट्टा रोड

हडपसर, पुणे २८

विषय :- मे.एम्परियन लॅन्डमार्क तर्फे श्री. संतोष महिपराव जाधव व इतर, यांनी स.न. १८ हिस्सा नं.१,२,३ आणि स.न.१९ हिस्सा नं.१,२, खराडी, पुणे येथील होणाऱ्या प्रकल्पासाठी पर्यावरण नाहरकत प्रमाण पत्रासाठी पाणी पुरवठा विभागाचे अभिप्राय बाबत.

संदर्भ :- बंडगार्डन पाणी पुरवठा, आ. क्र.२७९९ दिनांक ११/०२/२०२२.

संदर्भाकीत पत्रान्वये विषयांकीत नियोजित प्रकल्पास पर्यावरण नाहरकत पत्र मिळणेसाठी पाणी पुरवठा विभागाचा ना-हरकत दाखल्याची मागणी आपण केली आहे. सदर प्रकल्पासाठी १५७.८६ के.एल.डी. इतक्या पाण्याची गरज असल्याचे संदर्भाकीत पत्रात नमूद केले आहे. त्या अनुषंगाने खालील १ ते १४ अटीचे आधीन राहून पाणी पुरवठा विभागाचा ना-हरकत दाखला देत आहोत.

- १) विषयांकीत मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणी पुरवठा करणे करीता नळजोड प्रस्ताव सादर करणार.
- २) विकसकाने स्वखर्चाने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.
- ३) एस.टी.पी बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार.
- ४) जागेवर बांधकाम चालू करणेपूर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार.
- ५) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फ्लशिंगचे पाणी इ.कारणासाठी प्रत्येक प्रकल्पातील सदनिका/ गाळेधारकांसाठी स्वतंत्र व्यवस्था करणार.
- ६) सदर प्रकल्पाकरीता पाण्याचे उपलब्धेनुसार होणारा पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतःकरावी लागेल.
- ७) अंतर्गत वापरण्यात येणा-या फिटींग्ज डिस्चार्ज ५ लिटर प्रति मिनिटापेक्षा कमी ठेवणार.
- ८) सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार.
- ९) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.
- १०) तत्कालीन पाण्याच्या परिस्थितीनुसार मनपा कडील नियमानुसार व धोरणानुसार या पुढील कार्यवाही तत्कालीन वेळी निश्चित करण्यात येईल.
- ११) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका/ गाळेधारकांच्या प्रमाणात त्यावेळच्या प्राप्त धोरणानुसार पाणी पुरवठा उपलब्ध केला जाईल.
- १२) ले आऊट मनपा मान्य झाल्यानंतर सी.सी. ची एक प्रत व ले आऊटची एक प्रत खात्यास सादर करावी लागेल.
- १३) प्रस्तुत प्रकरणी सदर परिसरात आजमितीस मनपा मार्फत काही भागात अत्यल्प स्वरूपात पाणी पुरवठा करण्यात येत आहे. तसेच सदर परिसरात जलवाहिनी विकसनाची कामे झालेनंतर व मनपा मार्फत पाणी पुरवठा करण्याचे नियोजन त्यावेळच्या परिस्थितीनुसार करणेत येईल.
- १४) सदर प्रकरणी अपुऱ्या पाणी पुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेल्या हमीपत्रास (पराग जगनाथ घुगे यांचे नोटरी रजिस्टर क्र A951/ 2022 दिनांक १६/०२/२०२२) अधीन राहणार आहे

कळावे.

४१९५

कनिष्ठ अभियंता
बंडगार्डन पाणी पुरवठा
पुणे महानगरपालिका

४१९५
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उप अभियंता
बंडगार्डन पाणी पुरवठा
पुणे महानगरपालिका

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कार्यकारी अभियंता
बंडगार्डन पाणी पुरवठा
पुणे महानगरपालिका