



PS DEVELOPERS

Date: 30/11/2024

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

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report for the period of April 2024 to September 2024

Project: Proposed Construction Project "Splendour County" by "M/s. P.S. Developers" at "Gat. No. 1420, Plot No. 229 & 235, Wagholi, Tal. Haveli, Dist. Pune, Maharashtra"

Reference: EC Identification No. - EC21B038MH137069 dated 02/11/2021

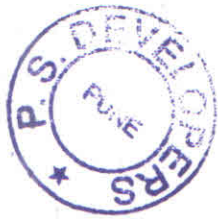
Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the period of April 2024 to September 2024. This is for your kind information and consideration.

Thanking You,

Yours Faithfully
" M/s. P.S. Developers "

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.

**ENVIRONMENTAL CLEARANCE
COMPLIANCE REPORT**

April 2024 to September 2024

For

Proposed Construction Project

"Splendour County"

By

"M/s. P.S. Developers"

At

**"Gat. No. 1420, Plot No. 229 & 235, Wagholi, Tal. Haveli, Dist. Pune,
Maharashtra"**

EC Identification No. - EC21B038MH137069 dated 02/11/2021

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) B2 Building and Construction projects
2.	Name of the Project	Proposed Construction Project" Splendour County" by "M/s. P.S. Developers"
3.	Clearance letter(s) /OM NO.& date	EC Identification No. - EC21B038MH137069 dated 02/11/2021
4.	Location	"Gat. No. 1420, Plot No. 229 & 235, Wagholi, Tal. Haveli, Dist. Pune, Maharashtra"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	Latitude 18 ⁰ 35'6.94" and Longitude 73 ⁰ 58'34.22"
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Vinayak Surkutla 101, Fortune Plaza, Near Sancheti Hospital, Shivajinagar, Pune-411005 Mob. No. 9822261819
	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 : 16310 Sq. m EC granted for Built up Area : 38211.73 Sq. m RG Area: 1280 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 provisional figures, if a survey is carried	Not Applicable.

	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- 63.75 Cr.
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (EMP) – 210.83 Lacs Construction Phase EMP – 10 Lacs O&M Cost (Operation Phase) – 53 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase EMP – Approx. 9 Lacs per year (Site Sanitation, Monitoring, Packaged Toilets 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

SPECIFIC CONDITIONS

A, SEAC Conditions

Sr.	Conditions	Compliance
I)	PP to submit sewerage drain NOC.	Complied.
II)	The Structural Stability of the Building shall be ensured by Planning Authority.	PP Consented to Condition
III)	PP to submit CFO NOC for G building.	Complied.
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

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 after deliberation decided to grant EC for- FSI: 20769.54 m ² , Non-FSI: 17442.19 m ² and Total BUA: 38211.73 m ² (Plan approval no- Ja.krs. 1809 dated 12.10.2021).	Noted.

GENERAL CONDITIONS

Construction Phase:		
I.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	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 is generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Complied.
V.	Arrangement shall be made that waste water and storm water do not get mixed	Complied. PP has made arrangement for the waste water and storm water do not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Complied.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Not Applicable.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing ground water and not proposed basement in the project.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	Complied.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition. PP will strictly adhere the stipulated condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied.
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.	Complied.
XIII.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas)

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

General EC Conditions

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

- Barricading of the site with GI sheet will be provided between the activities & the receptors.

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.

Environment Management Plan

Air Environment

During Construction Phase

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

Following measures will be carried out for further environmental improvements:

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

Operation Phase

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

Vehicle Emission Controls

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

Landscape Development

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

Noise Environment

Construction Phase

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

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

Environment Management Plan

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

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

Operation Phase

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

Minimizing water consumption

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

Usage:

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

Environment Management Plan

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

The project is commercial in nature & will have minimal emissions, for which efforts will be taken to minimize the impact. Extensive plantation & landscaping is done 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 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.

Environment Management Plan

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

Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
Water Regime	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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.	<ul style="list-style-type: none">• 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 &

Environment Management Plan

	<ul style="list-style-type: none"> • Prohibition of open burning of solid waste. • Provision of mask & other personnel gazettes to workers with regular health check-up programme. 	<p>placing them very near to the sources of nuisance from air & noise point of view.</p> <ul style="list-style-type: none"> • Monitoring of Air quality through MoEF approved lab. • DG Set Stack monitoring through MoEF approved lab.
Solid Waste	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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.
Soil & Greening	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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.

SITE PHOTOGRAPHS





TEST REPORT

Report No:	EFEL/PRO/2024/09/792	Issue Date	16/09/2024
Name and Address of Customer	M/s. "Splendour Country" by "M/s. P.S.Developers, at "Gat No.1420, Plot No. 229 & 235, Wagholi, Tal-Haveli, Dist-Pune, Maharashtra.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/09/2024	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	26°C	Wet bulb temperature	24°C
Relative Humidity	85% RH	Sampling done by	Client
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	15.2	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	21.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	48.5	µg/m ³	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	25.3	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.72	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20	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	

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



(Signature)

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)



TEST REPORT

Report No:	EFEL/PRO/2024/09/793	Issue Date	16/09/2024
Name and Address of Customer	M/s. "Splendour Country" by "M/s. P.S.Developers, at "Gat No.1420, Plot No. 229 & 235, Wagholi, Tal-Haveli, Dist-Pune, Maharashtra.		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	10/09/2024	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.12	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
2	Total Dissolved Solids TDS	45.7	mg/L	<500	APHA 2540 C, 23 rd Ed.2017
3	Total Hardness (as CaCO ₃)	21.6	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	6.43	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	4.34	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	0.15	mg/L	<45	APHA 4500 NO3, 23 rd Ed.2017
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 23 rd Ed.2017
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 23 rd Ed.2017
9	Chloride (as Cl)	14.1	mg/L	<250	APHA 4500 Cl-, 23 rd Ed.2017
10	Calcium (as Ca)	3.71	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.59	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 23 rd Ed.2017
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	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)

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Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road, Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

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



TEST REPORT

Report No:	EFEL/PRO/2024/09/794	Issue Date	16/09/2024
Name and Address of Customer	M/s. "Splendour Country" by "M/s. P.S.Developers, at "Gat No.1420, Plot No. 229 & 235, Wagholi, Tal-Haveli, Dist-Pune, Maharashtra.		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	10/09/2024	Sampling duration	--
Sampling Location	--	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	2 L
Start Date of Analysis	11/09/2024	End Date of Analysis	16/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	MPCB Limit	Methods
1	pH	7.27	--	5.5-9.0	APHA 4500 H+ A, 23 rd Ed. 2017
2	Total Suspended Solids TSS	13.0	mg/L	20	APHA 2540 D, 23 rd Ed. 2017
3	Total Dissolved Solids TDS	434.0	mg/L	2100	APHA 2540 C, 23 rd Ed. 2017
4	Biochemical Oxygen Demand BOD at 27°C for 3 days	6.8	mg/L	10	IS 3025 (Part 44)
5	Chemical Oxygen Demand COD	32.5	mg/L	50	IS 3025 (Part 58)

Remark-All Parameters are within MPCB Limits.



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• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2024/09/795	Issue Date	16/09/2024
Name and Address of Customer	M/s. "Splendour Country" by "M/s. P.S.Developers, at "Gat No.1420, Plot No. 229 & 235, Wagholi, Tal-Haveli, Dist-Pune, Maharashtra.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/09/2024	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	54.5	18.00	47.6	dB(A)	55/45
07.00	53.4	19.00	43.5	dB(A)	
08.00	53.2	20.00	43.1	dB(A)	
09.00	54.1	21.00	42.6	dB(A)	
10.00	52.9	22.00	41.8	dB(A)	
11.00	51.8	23.00	43.2	dB(A)	
12.00	52.4	24.00	42.8	dB(A)	
13.00	51.7	01.00	40.2	dB(A)	
14.00	52.7	02.00	41.1	dB(A)	
15.00	50.8	03.00	41.2	dB(A)	
16.00	48.3	04.00	40.8	dB(A)	
17.00	50.4	05.00	42.2	dB(A)	
Day Time Leq	52.3				
Night Time Leq	42.6				

Remark-

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



Authorized Signatory
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VIKAS ACHALKAR

Architect

ARCHITECTS, PLANNERS

URBAN DESIGNERS

1st October 2024

To,

CLIENT NAME : M/S P.S. DEVELOPER

PROJECT NAME: SPLENDOR COUNTY

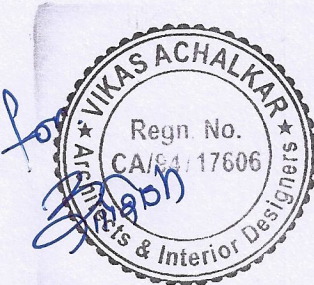
SITE ADDRESS : GAT NO.1420 (OLD GAT NO. 2406), PLOT NO. 229 & 235, Wagholi, Pune

We hereby state that for Project "**Splendor County**" at Gat No.1420 (Old Gat No. 2406), Plot No. 229 & 235, Village- Wagholi, Taluka- Haveli, Dist – Pune, State – Maharashtra, we have obtained Environmental Clearance vide letter no. **SIA/MH/MIS/197452/2021** on **02 Nov.2021** for BUA as under

FSI = 20,769.54 S.qm
Non-FSI = 17,442.19 S.qm
Total BUA = 38,211.73 S.qm

The work has been initiated at the above-mentioned site and the construction is in progress as per the sanctions obtained. The existing construction details are as follows –

Existing Construction FSI = 20,392.93 S.qm
Existing Construction Non-FSI = 17,362.40 S.qm
Existing Construction Total BUA = 37,755.33 S.qm



Page 01 of 02

Phone : +91-20-2553 1675 / 76

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1221, B/1, Wrangler Paranjpe Road, Behind Bhave X-Ray Clinic, Off. F C Road, Pune 411 004. Maharashtra. India.

VIKAS ACHALKAR

Architect

ARCHITECTS, PLANNERS

URBAN DESIGNERS

Details regarding the buildings in the existing construction on site are as follow –

Building Name	Configuration	Residential Tenements / Commercial area in sqm	Height in Meters	Remarks regarding existing status as on site (Completion obtained/Under construction)
A Building	P+10 Floor	59	29.00	OC Received
B Building	P+10 Floor	59	29.00	OC Received
C Building	P+10 Floor	59	29.00	OC Received
D Building	LP+UP+12 Floor	72	37.05	OC Received
E Building	P+10 Floor	59	29.00	OC Received
G Building	BS+GR+PO+10 Floor	50 403.18	40.25	Under Construction
A1 Bungalow	G+01 Floor	1	6.60	OC Received
1-12 Twin	G+01 Floor	12	6.60	OC Received
Club House	G+01 Floor	155.67	6.60	OC Received

The proposing area details for EC as follows

Total Proposed FSI for EC = 21,341.80 S.qm
Total Proposed Non-FSI for EC = 17,158.20 S.qm
Total Proposed Built-Up Area for EC = 38,500.00 S.qm

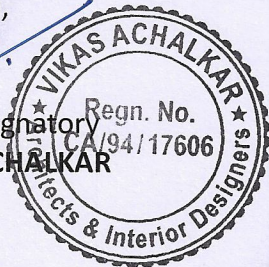
We state that the construction carried on the ground by the PP till the date of SEAC 3 hearing is within the BUA and in accordance with the configuration of the Earlier EC.

This confirmation is given this 1st October 2024.

This Certificate is issued on the specific request and information given by the Client without any liability on our part.

Thanking you,

for,
Singh
Authorized Signatory
AR. VIKAS ACHALKAR



Page 02 of 02

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1221, B/1, Wrangler Paranjpe Road, Behind Bhawe X-Ray Clinic, Off. F C Road, Pune 411 004. Maharashtra. India.



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

To,

The Patner

P. S. DEVELOPERS

101, Fortune Plaza, Near Sancheti Hospital, Shivaji Nagar, Pune -411005

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/197452/2021 dated 10 Feb 2021. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC21B038MH137069 |
| 2. File No. | SIA/MH/MIS/197452/2021 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Splendour County |
| 7. Name of Company/Organization | P. S. DEVELOPERS |
| 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: 02/11/2021

(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.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/197452/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date:

To
M/s. P.S. Developers,
Gat No.1420 (Old 2406),
Plot no. 229 & 235, Wagholi,
Taluka : Haveli, District : Pune

Subject : Environment Clearance for Proposed construction project Splendour
County at Gat No.1420(Old 2406), Plot no. 229 & 235, Wagholi, Taluka
: Haveli, District : Pune by M/s. P.S. Developers

Reference : Application no. SIA/MH/MIS/197452/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 123rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 231st Part B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/197452/2021	
Name of Project	"Splendour County, Wagholi" by M/s. P.S. Developers	
Project category	8(a)	
Type of Institution	Private	
Project Proponent	Name	Mr. Vinayak Surkutla
	Regd. Office address	101, Fortune Plaza, Near Sancheti Hospital, Shivajinagar, Pune 411005
	Contact number	9822261819
	e-mail	vinayak_surkutla@yahoo.co.in
Consultant	JV Analytical Services Accreditation Number: NABET/EIA/1720/IA0022	
Applied for	Expansion	
Details of previous EC	Vide no SEIAA-EC-0000001490 Dated on 6 th may 2019	
Location of the project	Gat No.1420(Old 2406), Plot no. 229 & 235, Wagholi, Taluka : Haveli, District : Pune	
Latitude and Longitude	Latitude- 18°35'6.94" N Longitude -73°58'34.22" E	
Total Plot Area (m ²)	16310.00 m ²	
Deductions (m ²)	0.00 m ²	

Net Plot area (m ²)	16310.00 m ²			
Proposed FSI area (m ²)	20769.54 m ²			
Proposed non-FSI area (m ²)	18620.49 m ²			
Proposed TBUA (m ²)	39390.03 m ²			
TBUA (m ²) approved by Planning Authority till date	36353.17 m ² (FSI Area 18508.06 m ² + Non FSI Area 17845.11 m ²)			
Ground coverage (m ²) & %	2930.52m ² 17.96 % of Total Plot area & Net Plot area (16310.00 m ²)			
Total Project Cost (Rs.)	Rs. 63.75 Cr			
CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
	Infrastructure creation for Rainwater Harvesting	Implementation of Rainwater harvesting for - 1) ZP Primary School, Lohegaon - 03 Nos. of Pits 2) Zilla Parishad Prarthmik Shalla, Lohegaon - 02 Nos. of Pits.	Rs 5,00,000	1) 2022-2023 2) 2024-2025
	Infrastructure creation for Plantation in community area	Plantation will be done with safety jali at 1) Wagheshwar Garden, Wagholi - 200 trees.	Rs 4,00,000	1) 2023-2024 2) 2025-2026
	Infrastructure creation for Sanitation	We will provide good sanitation facilities such as wash basins & latrines to 1) New Municipal hospital, Kharadi - 10 no of Toilets and 4 no of wash basin. 2) Zilla Parishad Prarthmik Shalla, Lohegaon - 10 no of Toilets & 4 No of wash basin	Rs 12,00,000	1) 2022-2023 2) 2024-2025
	Health	Providing Sanitiser and PPE kit to covid centres in Wagholi.	Rs 4,00,000	1) 2021-2022
Details of Building Configuration:				Reason for Modification /
Previous EC / Existing Building	Proposed Configuration			

						Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	As per UDCPR
A	P+10	31.90	A	P+10	29.00	
B	P+10	31.90	B	P+10	29.00	
C	P+10	31.90	C	P+10	29.00	
D	LP+UP+12	39.90	D	LP+UP+12	37.05	
E	P+10	31.90	E	P+10	29.00	
G	G+PO+10	35.95	G	BS+GR+PO+11	41.45	
Bungalow	G+01	6.60	1 Bungalow	GR+01	6.60	
Twin Bungalow	G+01	6.60	1-12 Twin Bungalow	GR+01	6.60	
Total number of tenements :351 Nos Shops : 09Nos.			Proposed Tenements: 376 Nos. Shops : 14Nos Office -1 No			
Water Budget	Dry Season (m ³ /day)		Wet Season (m ³ /day)			
	Fresh Water	184.15m ³ /day	Fresh Water	184.15 m ³ /day		
	Recycled water for Gardening	23.00 m ³ /day	Recycled water for Gardening	NA		
	Swimming Pool	12.00 m ³ /day	Swimming Pool	12.00 m ³ /day		
	Recycled water for Flushing	86.96 m ³ /day	Recycled water for Flushing	86.96 m ³ /day		
	Total	294.11 m ³ /day (one time)	Total	271.11m ³ /day (one time)		
	Excess treated water generation	123.23 m ³ /day	Excess treated water Generation	146.23m ³ /day		
Water Storage Capacity for Firefighting/UGT	Domestic water tank Capacity:259.00 m ³ Flushing water tank Capacity: 129.50 m ³ Fire water tank Capacity:100.00m ³					
Source of water	Wagholi Gram Panchayat					
Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre monsoon – 10-11 m BGL Post monsoon – 9 -11m BGL			
	Size and no of RWH tank(s) and Quantity:		Not Applicable			
	Quantity and size of recharge pits:		16 Nos. (2 for Roof Top & 14 Existing for Surface Run off) Size: a)Proposed 2.00 m. X 2.00 m. X 1.00 m. Depth with 30 To 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pit of 0.9 m. Dia. 1.0 m. Depth. (For RT)			

						Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	As per UDCPR
A	P + 10	31.90	A	P + 10	29.00	
B	P + 10	31.90	B	P + 10	29.00	
C	P + 10	31.90	C	P + 10	29.00	
D	LP+UP+12	39.90	D	LP+UP+12	37.05	
E	P + 10	31.90	E	P + 10	29.00	
G	G+PO+10	35.95	G	BS+GR+PO+11	41.45	
Bungalow	G+01	6.60	1 Bungalow	GR+01	6.60	
Twin Bungalow	G+01	6.60	1-12 Twin Bungalow	GR+01	6.60	
Total number of tenements :351 Nos Shops : 09Nos.			Proposed Tenements: 376 Nos. Shops : 14Nos Office -1 No			
Water Budget	Dry Season (m ³ /day)		Wet Season (m ³ /day)			
	Fresh Water	184.15m ³ /day	Fresh Water	184.15 m ³ /day		
	Recycled water for Gardening	23.00 m ³ /day	Recycled water for Gardening	NA		
	Swimming Pool	12.00 m ³ /day	Swimming Pool	12.00 m ³ /day		
	Recycled water for Flushing	86.96 m ³ /day	Recycled water for Flushing	86.96 m ³ /day		
	Total	294.11 m ³ /day (one time)	Total	271.11m ³ /day (one time)		
	Excess treated water generation	123.23 m ³ /day	Excess treated water Generation	146.23m ³ /day		
Water Storage Capacity for Firefighting/UGT	Domestic water tank Capacity:259.00 m ³ Flushing water tank Capacity: 129.50 m ³ Fire water tank Capacity:100.00m ³					
Source of water	Wagholi Gram Panchayat					
Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre monsoon – 10-11 m BGL Post monsoon – 9 -11m BGL			
	Size and no of RWH tank(s) and Quantity:		Not Applicable			
	Quantity and size of recharge pits:		16 Nos. (2 for Roof Top & 14 Existing for Surface Run off) Size: a)Proposed 2.00 m. X 2.00 m. X 1.00 m. Depth with 30 To 60 m. Deep 6” Dia. Bore Well via 1 No. of de-siltation pit of 0.9 m. Dia. 1.0 m. Depth. (For RT)			

		b)Existing 2.00 m. X 2.00 m. X 1.00 m. Depth with 30 To 60 m. Deep 6" Dia. Bore Well (For Surface)	
	Details of UGT tanks if any:	Domestic water tank Capacity: 259.00m ³ Flushing water tank Capacity:129.50m ³ Fire water tank Capacity:100.00 m ³	
Sewage and Waste water	Sewage generation in CMD:	233.19m ³ /day	
	STP technology:	MMBR	
	Capacity of STP (CMD):	250 m ³ /day	
Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal
	Dry waste:	15.00 Kg/day	Send to Authorized Vendor
	Wet waste:	10.00 Kg/day	Send to Authorized Vendor
	Construction waste	25.00 Kg/day	Will be used for Levelling
Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment / disposal
	Dry waste:	394.00 Kg/day	Handed over to Authorized Vendor
	Wet waste:	576.00 Kg/day	Organic Waste Converter
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	2.90 Kg/day	Handed over to Authorized Vendor
	STP Sludge (dry)	38.00 Kg/day	Used as manure after treatment in OWC
Green Belt Development	Total RG area (m ²):	1280.00m ²	
	Existing trees on plot:	173Nos.	
	Number of trees to be planted:	41Nos.	
	Number of trees to be cut:	0Nos.	
	Number of proposed trees:	0Nos.	
Power requirement:	Source of power supply:	MSEDCL	
	During Construction Phase (Demand Load):	40 KW	
	During Operation phase (Connected load):	1653.15KW	
	During Operation phase (Demand load):	1014.80KW	
	Transformer:	630KVA - 2Nos.	
	DG set:	180KVA - 01 Nos.	
	Fuel used:	Diesel Consumption at 80% loading : 28 Liters / Hour	
Details of Energy saving	<p>As per MSEDCL requirements, we planned to use high efficiency Transformer & to reduce losses. Losses for Transformer will be as per IS standards & ECBC norms.</p> <p>We are planning to keep power factor of the common load installation near unity.</p> <p>Following are the Energy efficient fixtures should be used in our project for energy conservation :-</p> <p>Energy efficient LED fixtures are proposed for bracket lights provided of all</p>		

	<p>buildings. LED lighting fixtures are proposed for general lighting for common passages, staircase & terrace area. The estimated saving in common area lighting consumption is up to 25.64% due to adopting above measures. Solar Heating System is being proposed for Hot water to be used in Toilets of each apartment. V3F drive motors should be used for lifts, which saves 30% energy consumption.</p>			
Environmental Management plan budget during Construction Phase	Type	Details	Cost	
	Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets	40 Lakh	
	O&M	Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction & Labour, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for Children, Food for children.	10 Lakh/ Year	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)Lakh	O&M (Rs. in Lacs /Year)
	Storm Water	Storm Water Piping	NA	NA
	Sewage treatment	STP	61.00	11.85
	Water treatment	NA	NA	NA
	RWH	Rain Water Harvesting	2.50	0.10
	Swimming Pool		20.00	3.60
	Solid Waste	Organic Waste Convertor	16.50	3.63
		Dry waste Management	-	2.25
	Hazardous waste	NA	NA	NA
	e-waste		-	0.50
	Green belt development		49.27	7.89
	Energy saving		14.43	0.72
	Environmental Monitoring		-	2.50
	Biomedical Waste Management		-	1.00
	Disaster Management		69.95	9.93
Water Tanker		-	19.44	
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)
	4-Wheeler	199 Nos.	199 Nos.	Covered Parking- 30 m ²

				Basement parking -35 m ² Open parking -25 m ²
	2-Wheeler	466 Nos.	481 Nos.	2.00 m ²
	Bicycles	466 Nos.	481 Nos.	0.70 m ²

3. The proposal has been considered by SEIAA in its 231st Part B meeting. SEIAA noted that, PP has obtained earlier EC Vide no SEIAA-EC-0000001490 Dated on 6th may 2019 for built up area 36353.17 sq.mt (FSI 18508.06 sq.mt + Non FSI 17845.11 sq.mt). There is an expansion due to new UDCPR. Total BUA now is 39390.03 m2. SEIAA decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the sewerage drain NoC.
2. The structural Stability of the Building shall be ensured by Planning authority
3. PP to submit the CFO NoC for "G" building. //
4. PP to provide minimum 25% of total parking arrangement with electric charging facility by providing charging points at suitable places.

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-20769.54 m2, Non-FSI-17442.19 m2, Total BUA-38211.73 m2. (Plan approval- Ja.krs. 1809, dated-12.10.2021) EC is restricted as per appraisal.

General Conditions:

a) Construction Phase :-

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

workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. 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-Mhalisakar
(Member Secretary, SEIAA) 11/11/2021

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. Commissioner, PMRDA
8. Regional Officer, Maharashtra Pollution Control Board, Pune.

Date: - 14th August 2014

To,
P.S.Developers.
101, Fortune Plaza,
Thube Park, Sancheti Hospital
Shivaji Nagar, Pune

Sub: - Providing Garbage Management system for your proposed mixed use residential project "Splendor County" situated at Gat No 1420, Plot No 229 and 235, Wagholi Lohgaon Road, Pune

Dear Sir,

With reference to above subject we intend to do the garbage management system.

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 provides front-end waste management services to the citizens of Pune.

We will arrange to collect segregated waste from your registered - mixed use residential project 'Splendor County' situated at Gat No 1420, Plot No 229 and 235, Wagholi Lohgaon Road, Pune.

We will take away the dry garbage (recyclables and non-recyclables approx 120 kg per day) and wet garbage will be processed at the decentralized composting unit for conversion in to organic manure.

Commercial terms will be discussed & negotiated at the time of commencement of project.

Assuring you the best of our services,

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd


Authorized Signatory





महाराष्ट्र MAHARASHTRA

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 अनु.क्र. दि. मु.शु.रकम.
 दस्ताचा प्रकार उपारगामा
 दरम नोंदणी करणार आहेत का? होय/नाही.
 मिळकतीचे दावे
 मुद्रांक दिवशी घेणाऱ्याची पी.एस. देवकार
 पत्ता शि. नगर को
 पुढाऱ्याचे कोसेवा सह संस्था मध्य को
 हस्तो व्यवतीचे नांव व पत्ता मि. शुकला
Rasel
 मुद्रांक विकत घेणाऱ्याची सही
 मुद्रांक ला. शुलका
 परवाना - 209906
 000, कसबा रोड, कोसेवा



Agreement

This agreement ("Agreement") is entered into as on 03 Feb 2021.



Between

M/s. PS Developers, a registered Partnership Firm having its registered office at 101, Fortune Plaza, Thube Park, Shivajinagar Pune - 411005, (herein after referred to as the "Developer") Party No.1

AND

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

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "Splendour County Wagholi" situated at Gat No. 1420, Plot No. 229& 235 Tal - Haveli Dist -Pune, (herein after referred to as the "said Site").

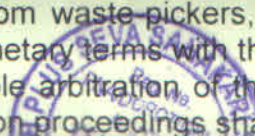
AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

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

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

NOW THIS AGREEMENT WITNESSETH HEREAFTER

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 399.00 Kg/Day, E waste – 87.00 Kg/Month) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the



7. Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
8. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

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

M/s.PS Developers



Through Mr. Vinayak Chandrakant Surkula

(Developer)

SWaCH Cooperative,

Through Mr. Rachetti



(Service Provider)

(Party No. 2)



ग्रामपंचायत वाघोली

ता. हवेली, जि. पुणे.

श्री. महेंद्र परशुराम भाडळे
उपसरपंच

सौ. वसुंधरा शिवदास उबाळे
सरपंच

कार्यालय पत्ता : पोस्ट ऑफिस जवळ, नगर रोड ते वेसरोड, वाघोली, ता. हवेली, जि. पुणे - ४१२२०७.
फोन नं.: ०८३८००४००८९ | Email : gpwagholi@gmail.com | www.gramchaitanya.co.in

जा.क्र.-१९/२०२०-२१

दिनांक-१७/०२/२०२१

प्रती,

मे.पी.एस.डेव्हलपर्स तर्फे भागीदार श्री विनायक चंद्रकांत सुरकुटला

गट नं.१४२० पैकी

वाघोली, ता. हवेली, जि. पुणे.

विषय - सांडपाणी लाईन जोडणी व पिण्याचे पाणी मिळणेबाबत.

संदर्भ - १) आपला दिनांक २७/०४/२०१५ चा अर्ज

२) ग्रा.पं.मा.सभा दिनांक ३०/०४/२०१५ चे ठ.क्र.४१७/८४ नुसार

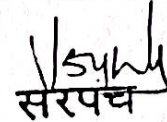
३) ग्रा.पं.मा.सभा दिनांक १६/०१/२०२१ चे ठ.क्र.५६१/०४/१७ नुसार

महोदय,

उपरोक्त विषयास अनुसरून आपणास कळविण्यात येते कि, आपले मौजे वाघोली येथील जमिन गट नं.१४२० पैकी प्लॉट नं.२२९ व २३५ मधील बांधकाम पुणे महानगर प्रदेश विकास प्राधिकरण पुणे यांचेकडिल जा.क्र.बीएचए/ मौजे.वाघोली / ग.नं.१४२० पै भु.क्र.२२९ + २३५/प्र.क्र.३७९/१९-२० दिनांक -०८/०६/२०२० व तसेच सुधारित मंजूरीसाठी केलेला प्रस्ताव यांची मंजूरी मिळाल्यानंतर बांधकाम करणेत येणा-या स्लॅंडर काऊंटी गृहप्रकल्पासाठी सांडपाणी लाईन जोडण्यासाठी व पिण्याचे पाणी मिळणेबाबत नाहरकत दाखल्याची मागणी केली आहे.

त्यानुसार आपणास कळविण्यात येते कि, आपले स्लॅंडर काऊंटी गृहप्रकल्पाचे भोगवटा प्रमाणपत्रानुसार ग्रामपंचायतीकडे करआकारणीसाठी नोंदणी झालेनंतर या गृहप्रकल्पामधील सांडपाणी शुद्धीकरण प्रकल्पमधुन (STP) बाहेर पडणारे सांडपाणी ग्रामपंचायतीच्या नजिकच्या सांडपाणी लाईनला बंदिस्त लाईन द्वारे अर्जदारांनी स्वखर्चाने जोडण्यास ग्रामपंचायतीची हरकत नाही. तसेच पिण्याचे पाण्याचे उपलब्धतेनुसार व त्यावेळच्या नळ जोडघोरणानुसार पाणी दिले जाईल.

कळावे


सरपंच

ग्रामपंचायत वाघोली



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No: FB/3355
Date: 15/3/2013

(460/2010)

To,
Mr. Vikas Achalkar, Architects,
F.C.Road, Pune – 411004.

Sub :-Final N.O.C. for building at Gat No.1420 (Old 2406), Plot No.229 ad 235 at Wagholi, Tal – Haveli, Pune. (For buildings A, B, C only.)

Ref:- Your Office letter Dt. 13.10.2012.

Sir,

As per your referred letter, visited the proposed site along with Mr. Rajesh Pandit on 23.11.2012 and tested the Hydrant system, Hose reel system with equipments and portable fire extinguishers suggested in Provisional fire N.O.C. FB/895; Dt. 22.07.2011 issued by Fire Department.

The suggestions made in Provisional N.O.C. are carried out to my satisfaction and I have No Objection to use the building for proposed purpose.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be your responsibility to get the yearly renewal of this Fire N.O.C. after due inspection from the Fire Brigade authorities.

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

This no objection is subjected to any other conditions laid by any other department.


Chief Fire Officer,
Pune Municipal Corporation.

Copy to:

- 1) Collector, Pune.
- 2) Asst. Director, Town Planning,
Narayan Peth, Pune.
- 3) Asst. Engineer (B.C.)
Pune Municipal Corporation.


07/3/13