

Date: December 7, 2023

To,
Additional 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- 440 001

Subject: Submission of Half Yearly Post Environmental Clearance
Compliance Reports for December 2023..

Ref: Environment Clearance Letter No. SA/MH/MIS/254386/2022
Dated, 18/06/2022.

Dear Sir,

Please find enclosed herewith the post environmental clearance compliance reports for December 2023.

Thanking you,

Yours faithfully,

For M/s Tejraj Realtors LLP "Tej Elevia"


Authorized Signatory
Encl:4/3

CC: The Regional Officer MPCR, Pune



**Part - I
Data Sheet**

1	Project type: River-Valley/Mining/Industry/Thermal/Nuclear/Other (specify).	Residential & Commercial Project
2	Name of the project	"Tej Elevia" by M/s Tejraj Realtors LLP
3	Clearance letter (s)/OM No. and date	No. SU/MH/MIS/254388/2022 Dated. Date. 18/06/2022.
4	Location: a) District (s) b) State (s) c) Location Latitude/Longitude	S. No. 72/4 (Part), 73/4 (Part), 74 + 75/2/1, Plot No. 31+32, Baner, Tal. Haveli, Pune. 411045 Maharashtra Longitude - 18° 33'37.97" N Latitude - 73° 47'1.02" E
5	Address for correspondence Address of the Concerned Project Chief Engineer (with Pin Code & telephone/telefax numbers)	Mr. Tejraj Ganpatrao Patil 301, 3rd floor, Borita Building, V.Deshmukha Path, Ghole Road, Shivajinagar, Pune. Tel No. - 9822026526
6	Salient features	
	a) Of the project	Attached Annexure - I
	b) Of the Environmental management plans	Attached Annexure - II
7	Break up of the project area	Total Plot Area - 8089.13 sq.m. Total Built-up Area - 80,947.91 sq.m.
	a) Submergence area: forest and non-Forest	N. A.
	b) Others	N. A.
8	c) Break up of the project affected population with enumeration of those losing houses/dwelling units only agricultural land only Both dwelling units only agricultural land only Both dwelling units & agricultural land & landless laborers/artisans.	N. A.



100, Borita, V. Deshmukh Path, off Ghole Road, Shivajinagar, Pune 411 005
T : (020) 25511401 / 02 / 03 | E : info@tejraj.in | W : www.tejraj.in

	a) SC, ST/Adivali	N. A.
	b) Others	N. A.
9	Financial details:	
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	266.84 Crores
	b) Allocation made for environmental management plans with item wise and year wise and break-up	Attached, Annexure – III
	c) Benefit cost ratio/Internal rate of Return and the year of assessment	---
	d) Whether (c) includes the cost of environmental management as shown in the above	Yes.
	e) Actual expenditure incurred on the project so far	31.17 Crores. (Up to Nov 2023)
10	Forest land requirement.	
	a) The status of approvals for diversion of forest land for non-forestry use.	N. A.
	b) The status of clearing felling	N. A.
	c) The status of compensatory afforestation, if any	N. A.
	d) Comments on the viability & Sustainability of compensatory afforestation programme in the light of actual field experience so far	N. A.
11	The status of clear felling in non-forest areas (Such as submergence area or reservoir, approach Roads), if any with Quantitative information required.	N. A.
12	Status of construction (Actual &/or planned)	The Project involves construction of Residential – Building A = 2B+LG+UG+4P+26 Building B = 2B+LG+UG+4P+26 Building C = 2B+LG+UG+4P+26



	<p>Building D (Res+Comm) = 10+LG+UG+4F+2B A1 Structure = P+1</p> <p>Total Tenements = 291Nos. Shops- 17 Nos. Offices- 10 Nos.</p> <p>Till date status of construction is as below: (Up to Nov 2023)</p> <p>Building A = 12th Slab RCC Slab Completed Building B = 5th Slab RCC Work Completed Building C = 4th Slab RCC Work Completed Building D (Res+Comm) = Not Started A1 Structure = Not Started</p>
a) Date of commencement (Actual &/or planned)	Jan 2022
b) Date of completion (Actual &/or planned)	Dec 2026
13 Reason for the delay if the project is yet to start	NA

For Tajraj Realtors LLP


 Authorized Signatory



Date : December 7, 2023

LIST OF ANNEXURES

Sr. No.	Particulars	Annexure No.
1	Salient Features of The Project	I
2	Environment Management Plan	II
3	Cost of Environment Management Plan	III
4	Compliance of Environment Clearance Condition	IV
5	Environment Monitoring Reports	V
6	Copy of Consent to Establish	VI
7	Copy of Environment Clearance	VII
8	Copy of Public Notice	VIII

Annexure I

ANNEXURE - I**Salient Features of the Project**

Project site	"Taj Elevia" by M/s. Tajraj Realtors LLP S. No. 73/4 (Part), 73/4 (Part), 74 + 75/2/1, Plot No. 31+32, Baner, Tal. Haveli, Pune
Construction & Development	The Project is proposing development as below: Residential - Building A = 2B+LG+UG+4P+26 Building B = 2B+LG+UG+4P+26 Building C = 2B+LG+UG+4P+26 Building D (Resi+Comm) = 2B+LG+UG+4P+26 A1 Structure = P+1 Total Tenements = 391 Nos. Shops- 17 Nos. Offices- 20 Nos.
Total Plot Area	6069.13 sq.m.
Total Built Up Area	60,647.91 sq.m.
Water required	193.29 M ³ /day
Estimated Project Cost	Rs. 266.64 Crores
Nearest Railway Station	Shivajinagar Railway Station 9.5 KM
Nearest Airport	Pune Airport is about 18.5 KM from the site & It is connected by direct flights to Mumbai, Delhi, Bangalore, etc.

Annexure II

ENVIRONMENT MANAGEMENT PLAN

Construction Phase	AIR ENVIRONMENT	<ul style="list-style-type: none"> • During Construction ready mix concrete in enclosed container shall be used. • Dust Control : Water Sprinkling on road. • Barricades will be provided along with the periphery of the site. • Dust covers shall be provided on trucks that would be used for transportation. • DG as per CPCB norms. • Ambient air quality monitoring for the parameters SO_2, NO_2, PM_{10}, $PM_{2.5}$. • PUC certified vehicles would be allowed in the campus.
	WATER ENVIRONMENT	<ul style="list-style-type: none"> • Provision of Temporary toilets 05 Nos. of toilets for 50 Workers. • Disposal through packed STP & treated water will be used for construction phase. • Water analysis for the parameters of IS:10500.
	LAND ENVIRONMENT	<ul style="list-style-type: none"> • Separate storage of Construction material.

CONTINUE

Construction Phase

NOISE ENVIRONMENT

- Ear plugs for Labors.
- High noise generating construction activities would be carried out only during day time.
- Preventive maintenance of machineries.
- Acoustic enclosures for DG sets.
- Noise monitoring.

BIOLOGICAL ENVIRONMENT

- Plantation of 104 Nos. of trees will be started in construction phase.

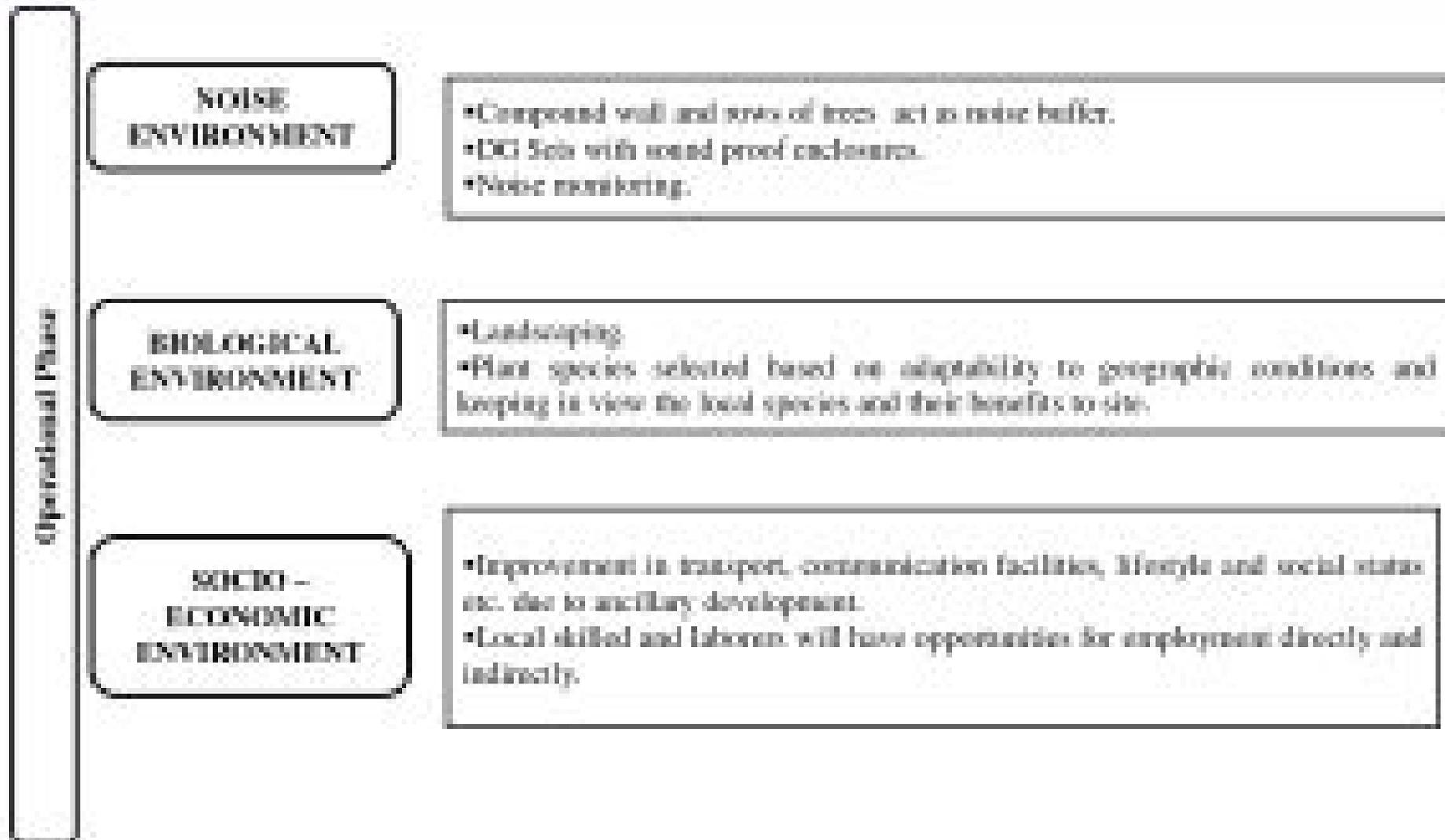
SOCIO – ECONOMIC ENVIRONMENT

- Adequate Drinking water, Toilet and bathing facilities 05 nos. of toilets for 50 workers.
- Proposed project will require manpower during construction phase thereby creating job opportunities.
- Personal protective and safety equipments will be provided.
- First aid facility (First aid box).

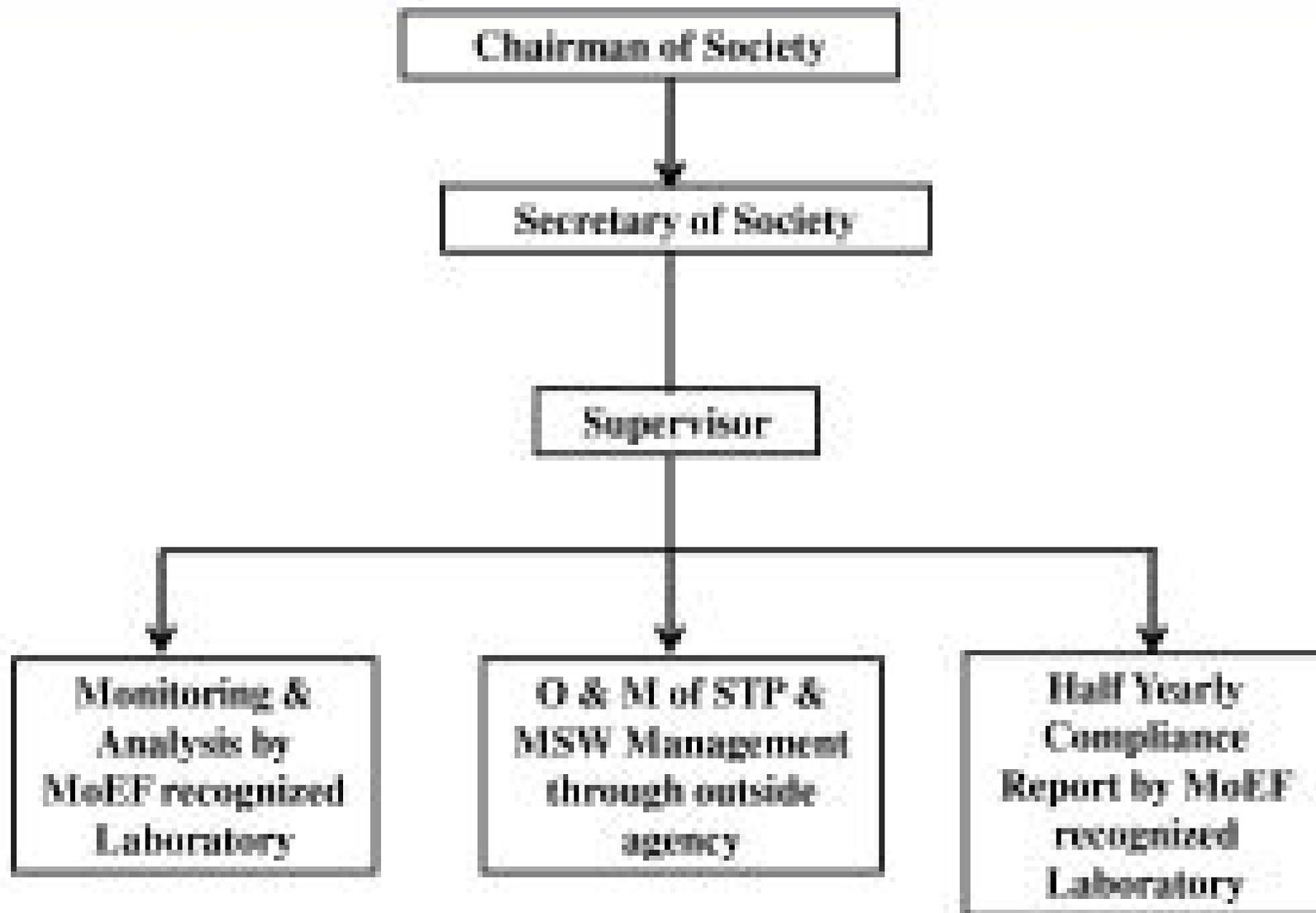
CONTINUE

Operational Phase	AIR ENVIRONMENT	<ul style="list-style-type: none">• Providing Green Belt around the site. No. of trees: 10/lac. (proposed.)• Acoustical Enclosures for DG set.• Smooth traffic flow inside the campus.• Ambient air quality monitoring for the parameters: SO_2, NO_2, PM_{10}, $PM_{2.5}$• Insist for PUC certified vehicles for flat owners.
	WATER ENVIRONMENT	<ul style="list-style-type: none">• The sewage will be treated in full fledged sewage treatment plants of 275m³/day sewage shall be reused for flushing and landscaping (268.33m³/day)• The storm water management• Rain water Harvesting will be implemented (4 nos. of recharge pits.)
	LAND ENVIRONMENT	<ul style="list-style-type: none">• Segregation at source for all solid waste streams.• Proper disposal of waste through well managed Solid waste Management team.• 486 kg/day Dry waste will be given to Authorized Vendor• 650 kg/day wet waste will be composted and will be used as manure after treatment in GWC.

CONTINUE



ENVIRONMENTAL MANAGEMENT CELL



Annexure III

ENVIRONMENT MANAGEMENT COST			
Sr. No.	Description	Capital Cost (Rs.)	O & M Cost Per Annum, (Rs.)
1.	STP	54.50 Lakh	15.00 Lakh /Year
2.	RWH	3.00 Lakh	0.4 Lakh /Year
3.	Swimming Pool	26.05 Lakh	1.68 Lakh /Year
4.	MSW (CWC-650 kg/day)	16.75 Lakh	4.65 Lakh /Year
5.	Energy System	46.75 Lakh	5.00 Lakh /Year
6.	Landscaping	10 Lakh	1.00 Lakh /Year
7.	E-Waste	-	0.50 Lakh /Year
8.	Hio-medical Waste Management	-	1.00 Lakh /Year
9.	Post EC Monitoring	-	2.50 Lakh /Year
10.	Dry Waste management	-	11.75 Lakh /Year
11.	Disaster Management	1171 Lakh	66.75 Lakh /Year
TOTAL		1308.06 Lakh	119.21 Lakh /Year

Annexure IV

Annexure IV**Status report on compliance of Environment Clearance conditions****Specific Conditions**

Sr.No.	A. SEAC Conditions	Compliance Status
i	PP to submit certified compliance report from Regional Office MoEFCC Nagpur.	We will submit the certified compliance report after the site visit from the Regional Office MoEF & CC, Nagpur.
ii	PP to submit the Sewer NoC.	Submitted to SEAC & SEIAA.
iii	It is noted that, 140 trees planted as per earlier EC, PP to submit the survival report for the same.	Submitted to SEAC & SEIAA.
iv	It is also noted that, 140 trees proposed to plant on site but it will not possible to accommodate all plants on site itself, PP to submit the compensatory plantation plan along with undertaking for the maintenance of the same.	Landscape Layout, Compensatory plantation plan & undertaking submitted to SEAC & SEIAA.
v	It is noted that, the cut is proposed on the junction of 2 roads, as agreed by PP, PP to have loop or any other measures to achieve smooth movement of traffic. PP to submit the same.	Traffic report submitted to SEAC & SEIAA.
vi	PP to submit the MoD NoC. Alternatively CCZM map showing its non requirement.	Submitted to SEAC & SEIAA.
Sr.No.	B. SEIAA Conditions	Compliance Status
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 & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
ii	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted.

ii	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA,III dt.04.01.2019	Noted.
iv	SEIAA after deliberation decided to grant EC for – FSI- 45115.16 m2, Non-FSI 35532.75 m2, Total BUA-80647.91 m2 (Plan approval- CO/2861/21 Dated-24.12.2021).	Noted.

General Conditions:

Sr.No.	a) Construction Phase:-	Compliance Status
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.	we will properly segregate and collect all generated solid waste & dispose the same as per norms.
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 approved sites with the approval of competent authority.	we will take proper care of this.
iii	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Hazardous waste will be disposed as per MPCB norms.
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.	We have provided Adequate drinking water and sanitary facilities for construction workers at the site. Provision made for mobile toilets. Also, the safe disposal of wastewater and solid wastes generated during the construction phase is ensured.
v	Arrangement shall be made that waste water and storm water do not get mixed.	We will provide separate Storm water and waste water lines for existing phase.

vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	we will do the same.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water will not be used for the project. Drinking water analysis report is attached.
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.	NA, as we are not using any ground water for construction activity.
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.	we will do the same.
x	The Energy Conservation Building code shall be strictly adhered to.	Noted.
xi	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	All topsoil will be stored and use for landscaping only.
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.	we will do the same.
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.	Soil analysis reports is attached. Ground water will not be used for the project.
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.	We will strictly adhere to all rules and regulations.
xv	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	We will provide the DG set as per MPCB norms.
xvi	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas)	We will strictly adhere to all rules and regulations.

	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 adequate covered to avoid spillage/leakages.	Vehicle hired will be in good conditions and as per norms.
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.	Air & Noise Monitoring done. Reports are attached.
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.	We will provide the DG set as per MPCB norms.
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.	We will do the same throughout the construction phase.
Sr.No.	B) Operation phase:-	Compliance Status
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)	a) We will properly segregate collect all generated solid waste & disposal as per norms. b) We will install the Organic Waste

	<p>should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises.</p> <p>c) dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.</p>	<p>Composter and treated manure use for gardening.</p> <p>c) We will do the same.</p>
ii	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016</p>	<p>If E waste generates, we will dispose the same to authorized E waste vendor.</p>
iii	<p>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.</p> <p>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.</p>	<p>We will install STP Plant and we will be using STP treated water for gardening and flushing.</p>
iv	<p>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.</p>	<p>We will ensure the same.</p>
v	<p>The occupancy certificate shall be issued to the project by local planning authority only after ensuring availability of drinking water, connectivity of the sewer line to the project site and proper disposal of treated water as</p>	<p>We will obtain occupancy certificate after availability of Water & Sewer line.</p>

	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.	We will maintain the same.
vii	PP to provide adequate electric charging points vehicles (Evs).	We will provide electric charging points for 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.	Green belt will be provided as per CPCB norms.
ix	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	provided.
x	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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.	provided.
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://parivash.nic.in	Advertisement was given. Copy attached.
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.	We have regularly submitted the six-monthly compliance report to MPCB & MoEF & CC, Nagpur.

iii	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.	We have sent the same to local body and uploaded on web site.
iv	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 CPOB and the SPOB. The criteria pollutant levels namely: SPM, RSPM, SO ₂ , 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.	We will do the same.
Sr.No.	C) General EC Condition:-	Compliance Status
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted, we will strictly follow 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.	We have obtained consent to establish & copy is attached.
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.	We have obtained Environment Clearance & copy is attached.
iv	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including	We have obtained Environment Clearance and then started Construction activity.

	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.	Noted, we will submit the same.
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.	we will not any Expansion or modifications without prior approval of the SEIAA.
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.	Forest clearance & wild life NOC not applicable for this project.

Annexure V

ANALYSIS REPORT

Client's Name & Address To, M/s. Tejraj Realtors LLP S. No. 73/A, 7B, 7C +7E/2/1, Baver, Tal. Haveli, Dist. Pune - 412101	Report No.	JV/23-24/12/07
	Report Date	06/12/2023
	Type of Monitoring	Ambient Air
	Test Location	Near Main Gate
	Lab Reference No.	JV/TA/23-24/12/07
	Date of Sampling	02/12/2023
	Date of Analysis	04/12/2023 To 06/12/2023

OBSERVATION

Ambient Temp. °C	Dry Bulb Temp. °C	Wet Bulb Temp. °C	Relative Humidity % RH	Time of Sampling	Sampling Duration in Min
32	32	27	67	10:00	1440

RESULTS

Sr. No.	Description	Results	CAAQ Standards	Unit	Standard Method
1	Sulphur Dioxide (SO ₂)	28.32	≤ 80	µg/m ³	IS 5182 (Part 2)-2001
2	Oxides of Nitrogen (NO _x)	31.58	≤ 80	µg/m ³	IS 5182 (Part 6)-2006
3	Particulate Matter PM ₁₀	50.67	≤ 100	µg/m ³	IS 5182 (Part 3)-2006
4	Particulate Matter PM _{2.5}	22.94	≤ 60	µg/m ³	WI/Lab/Ambient/04
5	*Carbon Monoxide (CO)	0.46	≤ 4.0	mg/m ³	IS 5182 (Part 10)-1999
6	*Ozone	19.51	≤ 180	µg/m ³	IS 5182 (Part 9)-1974
7	Lead (Pb)	BDL	≤ 1.0	µg/m ³	IS 5182 (Part 22)-2004
8	Ammonia (NH ₃)	BDL	≤ 400	µg/m ³	WI/Lab/Ambient/06
9	Benzene (C ₆ H ₆)	BDL	≤ 5	µg/m ³	IS 5182 (Part 11)-2006
10	Benzo(a) Pyrene (BaP)	BDL	≤ 1	ng/m ³	IS 5182 (Part 12)-2004
11	Arsenic (As)	BDL	≤ 6	ng/m ³	IS 11124-1984
12	Nickel (Ni)	BDL	≤ 20	ng/m ³	IS 12132-1987

REMARKS/OBSERVATIONS:

- All above results are within National Ambient Air Quality Standard.
- BDL-Below Detection Limit.
- *1-hour sampling duration.

For JV Analytical Services

Authorized Signatory

- Results relate only to the sample tested.
- Tested sample(s) drawn by the Laboratory.
- Test report shall not be reproduced except in full, without written approval of the laboratory.
- This report, in full or in part, shall not be used for advertising or legal action.

---End of the Report---



JV Analytical Services

Accredited by: NABL (As Per ISO/IEC 17025:2005) & NABL (Certificate No:NAAB07/NA/1719/1A/0001)

Recognized by: MOEF & CC, Govt. of India (No.50,1951(2)Pubd Ltrns Pt.1/16/1981), Certified by: ISO 9001:2008 & OHSAS 18001:2007

Address: 2nd & 3rd Floor Saiway Apartment, Chas. Palle Road, Dapodi, Pune-411004

Tel: 7258621990 | Email: jvlabpune@gmail.com, info@jvanalyticalservices.com | Web: www.jvanalyticalservices.com

ANALYSIS REPORT

Client's Name & Address To, M/s. Tejraj Healters LLP S. No. 72/4, 73, 74 +75/2/1, Banner, Tal. Haveli, Dist. Pune - 412101	Report No.	JV/TS-24/12/08
	Report Date	09/12/2008
	Type of Monitoring	Ambient Air
	Test Location	Near Site Office
	Lab Reference No.	JV/TR/23-24/12/08
	Date of Sampling	02/12/2008
	Date of Analysis	04/12/2008 To 08/12/2008

OBSERVATION

Ambient Temp. °C	Dry Bulb Temp. °C	Wet Bulb Temp. °C	Relative Humidity % RH	Time of Sampling	Sampling Duration in Min
32	32	27	67	10:10	144

RESULTS

Sr. No.	Description	Results	NAAQ Standards	Unit	Standard Method
1	Sulphur Dioxide (SO ₂)	22.64	≤ 80	µg/m ³	IS 5182 (Part 2):2001
2	Oxides of Nitrogen (NO _x)	31.89	≤ 80	µg/m ³	IS 5182 (Part 6):2006
3	Particulate Matter PM ₁₀	48.16	≤ 100	µg/m ³	IS 5182 (Part 23):2006
4	Particulate Matter PM _{2.5}	24.75	≤ 60	µg/m ³	WI/Lab/Ambient/04
5	¹³ Carbon Monoxide (CO)	0.50	≤ 4.0	mg/m ³	IS 5182 (Part 18):1999
6	¹³ Ozone	18.54	≤ 180	µg/m ³	IS 5182 (Part 5):1974
7	Lead (Pb)	BDL	≤ 1.0	µg/m ³	IS 5182 (Part 22):2004
8	Ammonia (NH ₃)	BDL	≤ 400	µg/m ³	WI/Lab/Ambient/05
9	Benzene (C ₆ H ₆)	BDL	≤ 5	µg/m ³	IS 5182 (Part 11):2006
10	Benz[a] Pyrene (BaP)	BDL	≤ 1	ng/m ³	IS 5182 (Part 13):2004
11	Arsenic (As)	BDL	≤ 6	ng/m ³	IS 11124: 1984
12	Nickel (Ni)	BDL	≤ 20	ng/m ³	IS 11122: 1987

REMARKS/OBSERVATIONS:

- All above results are within National Ambient Air Quality Standard.
- BDL- Below Detection Limit.
- *1-hour sampling duration.

For JV Analytical Services

Authorized Signatory

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---End of the Report---



JV Analytical Services

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Recognized by MOEF & CE, Govt. Of India (Notification No. G.O. 1962 (EP&O) Upto 31/05/2002) . Certified by ISO 9001:2008 & OHSAS 18001:2007

Address: 2nd & 3rd Floor, Banner Apartment, Banner Road, Haveli, Pune-411001

Tel: 7150629008 Email: info@jvanalytical.com, sales@jvanalytical.com Web: www.jvanalytical.com

ANALYSIS REPORT

Client's Name & Address	Report No.	JV/23-24/12/09
To, M/s. Tejraj Builders LLP S. No. 72/A, 73, 74 +75/2/1, Bazar, Tal. Haveli, Dist. Puna - 412001	Issue Date	09/12/2023
	Type of Monitoring	Ambient Noise
	Lab Reference No.	JV/TR/23-24/12/09
	Date of Sampling	02/12/2023

Results

Sr. No.	Test Location	Unit	Readings	
			Day Time	Night Time
01	Near Main Gate	dB(A)	52.1	40.1
02	Near Site Office	dB(A)	51.8	42.7
03	Near NE	dB(A)	51.6	41.5
04	Near SW	dB(A)	50.1	40.8

REMARKS/OBSERVATIONS:

- Day time means 6:00am to 10:00pm and night time means 10:00pm to 6:00am.
- As per prescribed standards the limit of Ambient Noise is 55 dB (A) in day time and 45 dB (A) in night time for Residential zone/area.

For JV Analytical Services



Authorized Signatory

1. Results relate only to the sample tested.
2. Tested sample(s) drawn by the Laboratory.
3. Test report shall not be reproduced except in full, without written approval of the laboratory.
4. This report, in full or in part, shall not be used for advertising or legal action.

---End of the Report---



JV Analytical Services

Accredited by NABL (As Per Std ISO/IEC 17025:2005) & NABL (Certificate No: NABL/1034/17025/1A0002)

Recognized by MOEF & CPCB/CIL India (Notification No. J11453/2014 dt. 01/04/2011). Certified by ISO 9001:2008 & ISO 14001:2007

Address: 2nd & 3rd Floor Sany Apartment, Ghose Path Road, Haveli, Puna-412001

Tel: 734659580 Email: jvlabpuna@gmail.com, sales@jvanalyticalservices.com Web: www.jvanalyticalservices.com

ANALYSIS REPORT

Client's Name & Address To, M/s. Tejraj Builders LLP S. No. 72/A, 7A, 74 + 75/2/1, Baner, Tel. Haveli, Dist. Pune - 411001	Report No.	JV/23-24/12/10
	Issue Date.	09/12/2023
	Date of Collection	02/12/2023
	Lab Reference No.	JV/TR/23-24/12/10
	Date of Analysis.	04/12/2023 To 08/12/2023

Nature of Sample	Sample Name	Sample Collected By
Drinking Water	Drinking Water	JV Analytical Services

Results

Sr. No.	Parameter	Results	Units	IS:10500: 2012 Acceptable Limits	Standard Method
1	Colour	1	Hazen	<5	APHA 23rd Edition, 2120 B
2	Odour	Agreeable	-	Agreeable	APHA 23rd Edition, 2150 B
3	Turbidity	NTU	NTU	<1.0	APHA 23rd Edition, 2130 B
4	pH	7.13	-	6.5-8.5	APHA 23rd Edition, 4500-07 B
5	Total Alkalinity	46.5	Mg/lit	<200	APHA 23rd Edition, 2320 B
6	Electrical Conductivity	207	µm/cm @25°C	NC	APHA 23rd Edition, 2530 B
7	Total Hardness	43.4	Mg/lit	<200	APHA 23rd Edition, 2540 C
8	Calcium	8.2	Mg/lit	<75	APHA 23rd Edition, 3500-Ca B
9	Magnesium	5.9	Mg/lit	<30	APHA 23rd Edition, 3500-Mg B
10	Total Dissolved Solid	95	Mg/lit	<500	APHA 23rd Edition, 2540 C
11	Chloride	17.4	Mg/lit	<250	APHA 23rd Edition, 4500 B
12	Sulphate	22.0	Mg/lit	<200	APHA 23rd Edition, 4500 SO ₄ 7 E
13	Iron	NDL	Mg/lit	<0.10	APHA 23rd Edition 3110 B
14	Total Coliform	Absent	MPN/100ml	Shall not be detectable in 100ml sample	APHA 23rd Ed.9222 B
15	E-Coli	Absent	MPN/100ml	Shall not be detectable in 100ml sample	APHA 23rd Ed.9222 B

REMARKS/OBSERVATIONS:

- All the above parameters are within IS 10500: 2012 Std Limits.
- ND: Not Specified.

For JV Analytical Services



Authorized Signatory

1. Results relate only to the sample tested.
2. Tested sample(s) drawn by the Laboratory.
3. Test report shall not be reproduced except in full, without written approval of the laboratory.
4. This report, in full or in part, shall not be used for advertising or legal action.

---End of the Report---



JV Analytical Services

Accredited by: NABL (As Per-ISO 9001:2015 17625/2005) & NABL (Certificate No.NABL/EA/1720/148022)

Recognized by: MOEF & CDSCO of India (Registration No.S.D.190387/01/Type 01/04/2021), Certified by: ISO 9001:2008 & OHSAS 18001:2007

Address: 2nd & 3rd Floor, Saraj Apartment, Haveli Post, Baner, Pune-411001

Tel: 7156689989 Email: jvlabpune@gmail.com, sales@jvanalyticalservices.com, jvlabpune@jvanalyticalservices.com

ANALYSIS REPORT

Client's Name & Address	Report No.	JV/23-24/12/11
To, M/s. Tejraj Builders LLP S. No. 72/A, 72, 74+75/2/1, Banner, Tal. Haveli, Dist. Pune – 412101.	Issue Date:	09/12/2023
	Date of Collection	02/12/2023
	Lab Reference No.	JV/TR/23-24/12/11
	Date of Analysis.	04/12/2023 To 08/12/2023

Nature of Sample	Sample Name	Sample Collected By
Soil	Soil Sample	JV Analytical Services

Results

Sr. No.	Parameter	Reading	Units	Standard Methods
1.	pH of 10% Suspension	7.82	-	Indian Soil Testing Manual January 2011
2.	Conductivity	4.16	ds/m	
3.	Bulk Density	1.25	gm./cm ³	
4.	Density	7.80	gm./cm ³	
5.	Sodium Adsorption Ratio	6.21	-	
6.	Organic Matter	2.76	%	
7.	Potassium (as K)	11.08	Kg/ha	
8.	Phosphorus (as P)	22.5	Kg/ha	
9.	Texture	Loam	---	
10.	Percentage of Different Components			
	1. Sand	33	%	
	2. Silt	33	%	
	3. Clay	34	%	

For JV Analytical Services

Pradip
Authorized Signatory

1. Results relate only to the sample tested.
2. Tested sample(s) drawn by the Laboratory.
3. Test report shall not be reproduced except in full, without written approval of the laboratory.
4. This report, in full or in part, shall not be used for advertising or legal action.

—End of the Report—



JV Analytical Services

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Recognized by MHP & CG Govt. of India (Notification No. S.O.1953(E) dated 01/04/2011), Certified by: ISO 9001:2008 & ISO/IEC 17025:2005

Address: 2nd & 3rd Floor, Sanyal Apartments, (Opp. Pashan Road), Kopad, Pune-411005

Tel: 735409966 Email: info@jvanalyticalservices.com, sales@jvanalyticalservices.com Web: www.jvanalyticalservices.com

Annexure VI

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010704/24010437
Fax: 24023514
Website: <http://mpcb.gov.in>
Email: ca-cen@mpcb.gov.in



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

Infrastructure/RED/LSJ

No. Format3.0/CC/UAH No.0000154803/CE/2300002327

Date: 29/03/2023

To,
M/s Tajraj Realtors LLP,
S.No. 72/4 (Part), 73 (Part), 74 + 75/2/1,
Plot No - 31 + 32, Baner, Taluka-Haveli,
Dist Pune



Your Service is Our Goal

Sub: Consent to Establish for Expansion in Residential and commercial construction project under Red Category

- Ref:**
1. Consent to Establish granted vide no. Format3.0/CC/UAH No.0000154803/CE/2300001433 dtd. 30.06.2022
 2. Minutes of 36th Consent Committee Meeting of 2022-23 held on 20.03.2023

Your application NO. MPCB-CONSENT-0000154803

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 & IV annexed to this order:

1. The Consent to establish is granted for period up to Commissioning of the project or 30.07.2022 whichever is earlier
2. The capital investment of the project is Rs.266.84 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for expansion in residential and commercial construction project named as M/s Tajraj Realtors LLP, S.No. 72/4 (Part), 73 (Part), 74 + 75/2/1, Plot No - 31 + 32, Baner, Taluka-Haveli, Dist Pune on Total Plot Area of 8089.13 SqMtrs for proposed total construction BUA of 80647.91 SqMtrs as per EC granted dated 18.06.2022 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 25.05.2020	11389.13	47222.51
2	Consent to Establish dtd30.06.2022	11389.13	47222.51
3	Environment Clearance dtd 18.06.2022	11389.13	80647.91

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

Sr No	Description	Permitted (in CND)	Standards to Disposal
1.	Trade effluent	Nil	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	269.00	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& C) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-750 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	Wet Waste	650 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Dry Waste	488 Kg/Day	Segregation	To Local Body
3	STP Sludge	25 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (H & 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	200	Uo/A Reprocessing	To Authorized Reprocessor

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 biogas digester with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd 29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. This consent is issued with overriding effect on earlier Consent to Establish granted vide no. Format1.OCC/IAN No.0000131349/OE/2206001633 dtd. 30.06.2022.

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	269.00	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& C) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-750 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	Wet Waste	650 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Dry Waste	488 Kg/Day	Segregation	To Local Body
3	STP Sludge	25 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (H & 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	200	Uo/A Reprocessing	To Authorized Reprocessor

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 biogas digester with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd 29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. This consent is issued with overriding effect on earlier Consent to Establish granted vide no. Format1.OCC/IAN No.0000131349/OE/2206001633 dtd. 30.06.2022.

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 patterns-

Stack No.	Source	APC System provided/proposed	Stack Height/In (mtr)	Type of Fuel	Sulphur Content/In (%)	Pollutant	Standard
5-1	DG Set-750 kVA	Acoustic Enclosure	5.50	HSD 125 Lt/Hr	1	SPM	60 Kg/Day
5-2	DG Set-250 kVA	Acoustic Enclosure	3.00	HSD 50 Lt/Hr	1	SPM	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/m 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/alteration will 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 dBA.
 - 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-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 171(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.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure@RED/LSJ

Re: Format3.0/CC/UAH No.0000131349/CE/2200001633

Date: 16/06/2022

To,
M/s Tejraj Realtors LLP,
S. No. 72/4, 73,74 + 75/2/1, Baner, Tal
Haveli, Dist Pune



From: Infrastructure@RED/LSJ

Sub: Consent to Establish for Residential & commercial construction project under Red Category

Ref: 1. Application submitted by SRO, Pune-I
2. Minutes of 4th Consent Committee meeting held on 24.05.2022

Your application NO. MPCB-CONSENT-0000131349

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 & IV annexed to this order:

1. The consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier
2. The capital investment of the project is Rs.162.42 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for Residential & commercial construction named as M/s Tejraj Realtors LLP, S. No. 72/4, 73,74 + 75/2/1, Baner, Tal Haveli, Dist Pune on Total Plot Area of 11169.13 SqMtrs for proposed total construction BUA of 47222.51 SqMtrs as per EC granted dated 25.05.2020 including utilities and services.

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 25.05.2020	11169.13	47222.51

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	118.00	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-160 KVA	01	As per Schedule -II
S-2	DG Set-45 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	327 Kg/Day	OMC and Composting/Bio-gas Digester with composting	As Manure
2	Dry Waste	321 Kg/Day	Segregation	To Local Body
3	STP Sludge	16 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (H & 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	50	Litres/Reprocessing	To Authorized Reprocessor

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 biogas digester 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. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-000002228 dtd. 23.04.2020 for residential and commercial construction project on total Plot area 11385.13 Sq.Mtrs, & total construction BUA 47222.51 Sq.Mtrs.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



Arbok Shingra



Signed by: **Arbok Shingra**
 Member Secretary
 For and on behalf of
 Maharashtra Pollution Control Board
 Mumbai
 2023-04-23 11:59:17 AM IST



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	324840.00	MPCB DR-10256	11/02/2022	RTGS

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 STP of 180 CMD capacity with MBBR Technology.
- 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	180.00
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-160 kw	Acoustic Enclosure	2.50	HSD 28 Lit/Hr	1	SO ₂	13.44 Kg/Day
S-2	DG Set -40 kw	Acoustic Enclosure	2.50	HSD 9 Lit/Hr	1	SO ₂	4.32 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/m 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/erect 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/C2I/C2R)	Am't of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & GC Conditions	upto commissioning of the project	upto commissioning of the project

** The above Bank Guarantees 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/C2I/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/C2I/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 171(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.



Annexure VII

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



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

To,

The Owner
TEJRAJ REALTORS LLP
301, Barita, V. Deshmukh Path, Off Ghole Road, Shivajinagar, 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/254368/2022 dated 09 Feb 2022. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC220808MH110475
2. File No.	SIA/MH/MIS/254368/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	Shf Building and Construction project
6. Name of Project	Taj Deva
7. Name of Company/Organization	TEJRAJ REALTORS LLP
8. Location of Project	Maharashtra
9. TOR Date	NA

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 18/06/2022

(e-signed)
Manisha Parankar Mhasikar
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. SLA/MH/MIS/254388/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantalya, Mumbai - 400032.

To
M/s Tejjaj Realtors LLP,
S.No. 724 (Part), 73 (Part), 74 + 75/2/1,
Plot No - 31 + 32, Baner, Taluka-Haveli,
Pune.

Subject : Environment Clearance for expansion of proposed construction project
"Tej Elexis" at S.No. 724 (Part), 73 (Part), 74 + 75/2/1, Plot No - 31 +
32 at Baner, Taluka-Haveli, Pune- 411045 by M/s Tejjaj Realtors LLP

Reference : Application no. SLA/MH/MIS/254388/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 140th meeting under screening category S (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 247th (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SLA/MH/MIS/254388/2022	
Name of Project	"Tej Elexis" by M/s Tejjaj Realtors LLP	
Project category	S(a)	
Type of Institution	Private	
Project Proponent	Name	Mr. Tejjaj Garguresh Patil
	Regd. Office address	301, Beeba, V. Deshmukh Park, Off Ghole Road, Shivajinagar, Pune.
	Contact number	9822006526
	e-mail	tejjaj@tejjaj.in
Consultant	Sneha Hi-Tech Products Accreditation Number: NABET/EIA/18191A0028	
Applied for	Expansion Project	
Details of previous EC	Yes, Vide No. SEAC-EC-0000002228 Dated: 25/03/2020	
Location of the project	S.No. 724 (Part), 73 (Part), 74 + 75/2/1, Plot No - 31 + 32 at Baner, Taluka-Haveli, Pune- 411045.	
Latitude and Longitude	Latitude:18°33'37.97"N Longitude:73° 47' 1.02"E	
Total Plot Area (m²)	808.13 m ²	
Deductions (m²)	310.95 m ²	

Net Plot area (m ²)	7778.18 m ²				
Proposed FSI area (m ²)	45115.16 m ²				
Proposed Non-FSI area (m ²)	35532.75 m ²				
Proposed TBLA (m ²)	80647.91 m ²				
TBLA (m ²) approved by Planning Authority till date	80647.91 m ² (FSI area: 45115.16 m ² + Non-FSI area: 35532.75 m ²)				
Ground coverage (m ²) & %	2164.30 m ² 26.75% of Total Plot Area (8069.13 m ²) 27.82% of Net Plot Area (7778.18 m ²)				
Total Project Cost (Rs.)	Rs. 266.84 Cr.				
CFR as per M&P&CC circular dated 01/05/2018	-				
Details of Building Configuration:					Reason for Modification / Change
Previous EC / Existing Building			Proposed Configuration		
Building # Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
Wing A	B+P+17	52.10	Wing A	2B+LG+UG+4P+26	108.10
Wing B	B+P+17	52.10	Wing B	2B+LG+UG+4P+26	104.60
Commercial Wing	(2B+LG+G+U+G+11)	46.40	Wing C	2B+LG+UG+4P+26	104.60
-	-	-	Wing D (Residential + Commercial)	2B+LG+UG+4P+20	89.60
-	-	-	All Structures	P+1	3.05
Total Tenements - 136 nos. Shops- 20 Nos, Offices- 45 Nos. Restaurant- 1 No.			Total Tenements - 191 Nos. Shops - 17 Nos. Offices- 20 nos.		
Water Budget	Dry Season (m³/day)		Wet Season (m³/day)		
	Fresh Water	193.29 m ³ /day	Fresh Water	193.29 m ³ /day	
	Recycled Water for Gardening	15.00 m ³ /day	Recycled Water for Gardening	NA	
	Swimming Pool	1.44 m ³ /day	Swimming Pool	1.44 m ³ /day	
	Recycled Water for Flushing	100.70 m ³ /day	Recycled Water for Flushing	100.70 m ³ /day	

	Total	308.99 m ³ /day (One Time)	Total	293.99 m ³ /day (One Time)
	Excess treated water generation	125.80m ³ /day	Excess treated water generation	140.80m ³ /day
Water Storage Capacity for Firefighting /KIT	Domestic water tank Capacity: 304m ³ Flushing water tank Capacity: 116m ³ Fire water tank Capacity: 350m ³			
Source of water	Pune Municipal Corporation (PMC)			
Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon- 8.5m BGL Post Monsoon- 3.5m BGL		
	Size and no of RWH tank(s) and Quantity:	NA		
	Quantity and size of recharge pit:	04Nos. (03 Roof Top and 01 Surface) (2m x 2m x 2m)		
	Details of UGT tanks if any:	NA		
Sewage and Wastewater	Sewage generation in CMD:	268.33 m ³ /day		
	STP technology:	MBHR		
	Capacity of STP (CMD):	275 m ³ /day		
Solid Waste Management during Constructio n Phase	Type	Quantity (Kg/day)	Treatment / disposal	
	Dry waste:	30.00 Kg/day	Send to Authorized Vendor	
	Wet waste:	45.00 Kg/day	Send to Authorized Vendor	
	Construction waste	75.00 Kg/day	Use for Levelling	
Solid Waste Management during Operation Phase	Type	Quantity(Kg/day)	Treatment / disposal	
	Dry waste:	486Kg/day	Handed over to Authorized Vendor	
	Wet waste:	650Kg/day	Organic Waste Converter	
	Hazardous waste:	NA	NA	
	Biomedical waste	NA	NA	
	E-Waste	7.97 Kg/day	Handed over to Authorized Vendor	
	STP Sludge (dry)	24.14Kg/day	Used as manure after treatment in OWC.	
Green Belt Development	Total HG area (m ²):	878.56m ²		
	Existing trees on plot:	60Nos.		
	Number of trees to be planted:	104Nos.		
	Number of trees to be cut:	30Nos.		

	Number of trees to be transplanted:	NA		
Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	75 KVA		
	During Operation phase (Connected load):	3979 KW		
	During Operation phase (Demand load):	1786 KW		
	Transformer:	04 Nos. a 630 KVA		
	DG set:	750KVA - 1No. 250KVA - 1No.		
	Fuel used:	HSD		
Details of Energy saving	Total Energy saving – more than 15% Energy saving by renewable–more than 5%			
Environmental Management plan budget during Construction phase	Type	Details		Cost
	Capital Cost	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris management		40.00 Lakh
	O & M Cost	Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction & Labor, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Crèches for Children, Food for children.		4.50 Lakh/year
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
	Storm Water	NA	NA	NA
	Sewage treatment Plant (STP)	STP-275KLD	34.50 Lakh	15.00 lakh/year
	Water treatment	NA	NA	NA
	RWH	-	3.00 Lakh	0.4 Lakh/year
	Swimming Pool	-	26.06Lakh	1.68 Lakh/year
	Solid Waste	DWC	16.75 Lakh	4.65 Lakh/year
		Dry Waste Management	-	11.73 Lakh/year
Hazardous waste e-waste	NA	NA	NA	
	-	-	8.50 Lakh/year	

	Green belt development	-	10Lakh	11Lakh/year
	Energy saving	-	46.75 Lakh	5.00 Lakh/year
	Environmental Monitoring	-	-	2.50 Lakh/year
	Bio-medical Waste Management	-	-	1.00 Lakh/year
	Disaster Management	-	11.51Lakh	66.75 Lakh /year
	Type	Required as per DCB	Actual Provided	Area per parking (m ²)
Traffic Management	4-Wheeler	167No.	4790No.	30 m ² - Covered Parking 33 m ² - Basement Parking 25 m ² Open Parking
	3-Wheeler	326No.	326No.	3.00 m ²
Details of Court cases / litigations w/r the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-EC-000002218, Dated: 25/03/2020 for the total construction built up area of 47222.55sq. m (FSI- 26684.095sq. m + NON FSI -20538.425sq. m). Proposal has been considered by SELAA in its 243rd (Day-4) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions:

1. PP to submit Certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to submit the Sewer NoC.
3. It is noted that, 140 trees planted as per earlier EC, PP to submit the survival report for the same.
4. It is also noted that, 104 trees proposed to plant on site but it will not possible to accommodate all plants on site itself, PP to submit the compensatory plantation plan along with undertaking for the maintenance of the same.

5. It is noted that, the exit is proposed on the junction of 2 roads, as agreed by PP, PP to have loop or any other measures to achieve smooth movement of traffic. PP to submit the same.
6. PP to submit the MoD NoC. Alternatively CCZM map showing it's non requirement.

II. SEIAA Conditions:

1. PP to keep open space improved 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.22-54/2018-IA,III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for - FSI- 45115.16 m², Non FSI- 35532.75 m² and Total BUA- 80647.91m² (Plan approved-CC/2861/21, dated-24.12.2021).

General Conditions:

a) Construction Phase:-

- I. The solid waste generated should be properly collected and segregated. Dry/most solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of rock, Construction spoils, including hazardous 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 Environment (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 SELAA 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 of 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 break-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://parivahan.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 18 of the National Green Tribunal Act, 2010.


Manisha Patil 13/11/2022
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Manisha Patil
Member Secretary
Date: 2022.11.13 12:48:38 PM

Annexure VIII

WWW.INDIANEXPRESS.COM
THE INDIAN EXPRESS, WEDNESDAY, JUNE 29, 2022

TENDER NOTICE

Government of Maharashtra, Environment Department, Room No. 217, 2nd Floor, Mantralaya Annexe, Mumbai-400032 has accorded Environmental Clearance No. SIA/MH/MIS/254388/2022, Dated 18 June, 2022 for Residential & Commercial Project of M/s Tejraj Realtors LLP Pune.

Copies of the Clearance letter are available with Maharashtra Pollution Control Board & may also be seen at website of Government of Maharashtra, Department of Environment- <https://parivesh.nic.in>

M/s Tejraj Realtors LLP 'Tej Elevia'

S.No. 72/4 (Part), 73 (Part), 74+75/2/1, Plot No. 31+32 at Baner, Tal. Haveli, Dist. Pune-411045

