

To,
The Zonal Officer
Central Pollution Control Board,
Baner, Pune, Maharashtra 411045

Sub: Submission of Environmental Clearance Compliance Report (**October 2024 to March 2025**) for construction of "Destination Ostia" Gat no. 216/1B/1, Alandi Dehu Road, Dudulgaon, Tal- Haveli, Pune, by M/s. D R Gavhane Landmarks LLP.

Ref No.: SIA/MH/MIS/251144/2022 Dated 09.06.2022

SIA/MH/MIS/118223/2019 Dated 31.03.2020

Respected Sir,

This is with reference to the above subject we are submitting the current Status of our construction work, monitoring reports, data sheet and point wise compliance status to various stipulation laid down by the Ministry of Environment and Forest in its clearance letter No. SIA/MH/MIS/251144/2022 Dated 09.06.2022 along with the necessary enclosure and annexure.

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

Thanking you,

Yours Sincerely,

For by M/s. D R Gavhane Landmarks LLP


Authorized Signatory



Encl.:

Part A: Current Status of Construction Work

Part B: Point wise compliance status

Part C: Date Sheet

Part D: Annexures

CC to: Régional office Ministry of Environment and Forest and Climate Change, Nagpur



 Gat No. 216, Late Nirvutti Ganpat Saste Patil Estate, Moshi Alandi Road, Moshi Annexe, Pune.

 Sr. No. 690, "KBG Classic" 1st floor, Pune - Nashik Highway, Bhosari, Pune - 39.

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POST EC COMPLIANCE REPORT

(October 2024 to March 2025)

FOR

**“DESTINATION OSTIA” MIXED USE
DEVELEOPMENT PROJECT**

AT

**GAT. 216/1B/1, ALANDI- DEHU ROAD, DUDULGAON,
TAL. – HAVELI, DIST.- PUNE**

BY

**M/S D. R. GAVHANE LANDMARKS LLP
DESTINATION OSTIA**

**VIDE LETTER NO. SIA/MH/MIS/251144/2022 Dated
09th June 2022**

**Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Western Region, Regional Office, Nagpur**

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PART A: DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	8a(B2)- Building and Construction Project
2.	Name of the project	:	“Destination Ostia” Mixed Use Development Project by M/s D R Gavhane Landmark LLP.
3.	Clearance letter (s) / OM No. and Date	:	Clearance Letter No. SIA/MH/MIS/251144/2022 Dated 09/06/2022
4.	Location	:	Gat no. 216/1B/1, Alandi-Dehu Road, Dudulgaon
a.	District (S)	:	Pune
b.	State (s)	:	Maharashtra
c.	Latitude/ Longitude	:	Latitude: 18°40'50.52"N Longitude: 73°52'2.85"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	For M/s D. R. Gavhane Landmark LLP. Pravin Hiraman More, Sr. no. 690/1A/1/1, Above P. N. Gadgil Jewelers, Pune- Nashik Road, Bhosari Pune 411039- Off. No. 8446020938, Mo. No.: - 9130045922
	b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	For M/s D. R. Gavhane Landmark LLP Pravin Hiraman More, Sr. no.690/1A/1/1, Above P. N. Gadgil Jewelers, Pune- Nashik Road, Bhosari Pune 411039- Off. No. 8446020938, Mo. No.: - 9130045922
6.	Salient features	:	
	a. of the project	:	It is a Residential cum Commercial development project. The design of this project and utilities are thoroughly planned with the objective of providing facilities to the people and keeping sustainable development in mind.
	b. of the environmental management plans	:	Sewage treatment Plant (STP): 1 No. of 530 m ³ /day STP is provided for waste water treatment. Rain water harvesting: 14 nos. of recharge pits provided. Solid Waste Management: Wet waste treated in OWC machine. Dry waste is handed over to authorize recyclers. We have installed solar system for hot water heating system.
7.	Breakup of the project area	:	
	a. submergence area forest & non-forest	:	Non-Forest area
	b. Others	:	Total Plot Area (sq. m)- 21,900.00 Built up Area as per FSI (sq. m)- 37741.49 Built up Area as per Non FSI (sq. m)- 29348.46 Total Construction Built-up Area (sq. m)- 67089.95
8.	Breakup of the project affected Population with enumeration	:	Not Applicable

	of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		
	a. SC, ST/Adivasis	: Not Applicable	
	b. Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	: Not Applicable	
9.	Financial details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference:		
	1. Total Cost of the Project	: Rs. 91.12 Crores only	
	b. Allocation made for environmental management plans with item wise and year wise Break-up.	: Environmental Management Plan (EMP) During Construction phase: Recurring Cost: - 14.65 Lakh. During operational Phase: Total set up Cost: - 3.15 Cr. O & M cost: 57.51 lakhs/annum	
	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.	:	
	e. Actual expenditure incurred on the project so far	: 104.92 Cr. As per CTO date 20/05/2025. 79.2731 Cr. A, B, C, D & H1 Bldg. Remaining cost for F1, G1 & E1	
	f. Actual expenditure incurred on the environmental management plans so far	: 1.20 Cr.	
10.	Forest land requirement	:	
	a. The status of approval for diversion of forest land for non-forestry use	: Not Applicable	
	b. The status of clearing felling	: Not Applicable	
	c. The status of compensatory afforestation, if any	: Not Applicable	

	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable																											
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:		Not Applicable																											
12.	Status of construction	:	<table border="1"> <thead> <tr> <th>S. No.</th> <th>No. Of Buildings</th> <th>Status as on March 2025</th> </tr> </thead> <tbody> <tr> <td>1</td><td>Building A (G+12 F)</td><td>Received Part Completion Certificate On 19/11/2019 & Received Final Completion Certificate On 02/07/2020</td></tr> <tr> <td>2</td><td>Building B (Pk+12F)</td><td>Received Completion Certificate On 14/07/2016</td></tr> <tr> <td>3</td><td>Building C (Pk+12F)</td><td>Received Completion Certificate On 14/07/2016</td></tr> <tr> <td>4</td><td>Building D (Pk+8 F)</td><td>Completed</td></tr> <tr> <td>5</td><td>Building E 1 (LG.PK+UG.Pk+12 F)</td><td>LG. PK, UG.Pk, 7th floor slab completed,</td></tr> <tr> <td>6</td><td>Building F 1 (LG. +UG.Mezz+3F)</td><td>(LG. +UG.Mezz+3F) Slab completed, Bldg. at Finishing Lvl.</td></tr> <tr> <td>7</td><td>Building G 1 (G+ Mezz +3F)</td><td>(G+ Mezz +3F slab completed. Bldg. at Finishing Lvl.</td></tr> <tr> <td>8</td><td>Building H 1 (LG./Pk/SHOPS+UG .P+12F)</td><td>Received Part Completion Certificate On 08/09/2022 & Received Final Completion Certificate On</td></tr> </tbody> </table>	S. No.	No. Of Buildings	Status as on March 2025	1	Building A (G+12 F)	Received Part Completion Certificate On 19/11/2019 & Received Final Completion Certificate On 02/07/2020	2	Building B (Pk+12F)	Received Completion Certificate On 14/07/2016	3	Building C (Pk+12F)	Received Completion Certificate On 14/07/2016	4	Building D (Pk+8 F)	Completed	5	Building E 1 (LG.PK+UG.Pk+12 F)	LG. PK, UG.Pk, 7 th floor slab completed,	6	Building F 1 (LG. +UG.Mezz+3F)	(LG. +UG.Mezz+3F) Slab completed, Bldg. at Finishing Lvl.	7	Building G 1 (G+ Mezz +3F)	(G+ Mezz +3F slab completed. Bldg. at Finishing Lvl.	8	Building H 1 (LG./Pk/SHOPS+UG .P+12F)	Received Part Completion Certificate On 08/09/2022 & Received Final Completion Certificate On	
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					18/01/2024	
	9	Club house (G+1 F)		Completed		
	10	Central Podium (LG. Pk+UG.Pk+Pk1)		Podium RCC Completed.		
	a.	Date of commencement (Actual and/or planned)	:	September 2015		
	b.	Date of completion (Actual and/or planned)	:	Planned: January 2026		
13.	Reasons for the delay if the project is yet to start		:	--		
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	:	Not Applicable		
	b.	Date of site visit for this monitoring report	:	Not Applicable		
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)		:	Not Applicable		
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)					

PART B: CURRENT STATUS OF WORK**The current status of the project**

S. No.	No. Of Buildings	Status as on March 2025	Status of the Environmental Management Facilities
1	Building A (G+12 F)	Received Part Completion Certificate On 19/11/2019 & Received Final Completion Certificate On 02/07/2020	
2	Building B (Pk+12F)	Received Completion Certificate On 14/07/2016	
3	Building C (Pk+12F)	Received Completion Certificate On 14/07/2016	
4	Building D (Pk+8 F)	Completed	
5	Building E 1 (LG.PK+UG.Pk+12 F)	(LG. +PK, UG. Pk), 7 th Floor slab completed.	<ul style="list-style-type: none"> • STP is installed on site. • Part green belt developed • OWC provided • Solar water Provided for A, B, C, D, H1 bldg. • 14 No. of RWH Pits.
6	Building F 1 (LG. +UG.Mezz+3F)	(LG. +UG.Mezz+3F) slab completed, Bldg. at Finishing Lvl.	
7	Building G 1 (G+ Mezz +3F)	G+ Mezz +3F slab completed, Bldg. at Finishing Lvl.	
8	Building H 1 (LG./Pk/SHOPS+UG.P+12F)	Received Part Completion Certificate On 08/09/2022& Received Final Completion Certificate On 18/01/2024	
9	Club house (G+1 F)	Completed	
10	Central Podium (LG. Pk+UG.Pk+Pk1)	Podium RCC Completed.	

PART C: POINT WISE COMPLIANCE STATUS

Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. SIA/MH/MIS/251144/2022 dated 09/06/2022 are as follows:

Condition No.	Condition	Compliance
Specific Conditions:		
A. SEAC Condition		
1	PP to submit the revised architect certificate stating construction carried out on site in inconsance with earlier accorded EC.	We have submitted architect certificate during 243 rd SEIAA meeting.
2	PP to submit certified Compliance report from Regional Office MoEF&CC Nagpur.	Undertaking for RO compliance were submitted. The same was presented during the 243 rd SEIAA meeting.
3	PP to Submit the fire NOC.	Fire NOC was submitted during the 243 rd SEIAA meeting.
4	PP to provide minimum 30% of total parking arrangements with electric charging facility by providing charging points at suitable places.	We will provide 30% electric charging for proposed project as per condition.
5	PP to ensure that, the water proposed to use for construction phase should no be drinking water. They can use recycled water or tanker water for proposed construction.	We have submitted the undertaking for “The water used for the construction phase will not be drinking water, we will use recycled water or tanker water for the proposed construction” & same is presented during 243 rd SEIAA meeting.
6	It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, advertisement of project agreement etc. Also, PP to submit the water tanker agreement. Local body to ensure that, no occupation certificate should be issued unless project have sustainable water supply.	We have submitted undertaking for provide potable drinking water. The same was presented during the 243 rd SEIAA meeting.

Condition No.	Condition	Compliance
B. SEIAA Condition: -		
1.	EC restricted upto 34.80 m height for building B and C as per CFO NOC dated 22/04/2022	Agreed.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
3.	PP to achieve at least 5% of total energy requirement from solar /other renewable sources.	Noted.
4.	PP shall comply with standard EC conditions mentioned in the office Memorandum issued by MoEF & CC vide no. F.No. 22-34/2018- IA.III dt. 04/01/2019.	Agreed.
General Conditions:		
A. Construction Phase: -		
1	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.	The solid waste generated at site is segregated as construction debris and other recoverable material such as steel, plastic, glass wastes etc. The construction waste is utilized for filling low lying areas at project site only.
2	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.	Excavated material and construction waste are stored in project premises and used for leveling within project site. It is not sent outside the project premise.
3	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 was generated hence not applicable.
4	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.	Regular supply of Drinking water is made available at site Solid waste generated is collected separately for dry & wet waste and handed over to PCMC Ghanta gadi during construction phase

Condition No.	Condition	Compliance
5	Arrangement shall be made that waste water and storm water do not get mixed.	Sewage is collected by mobile toilet vendor hence doesn't get mixed with storm water.
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Gunny bags wrapped on columns and ponding done to reduce water usage while curing. Pre-mixed concrete used.
7	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Fresh water supply is available from PCMC. Hence, we are not extracting ground water.
8	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.	Noted. We are not drawing any ground water. Permission will be obtained before doing so.
9	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.	Low flow fixtures along with pressure reducing devices is provided to reduce water usage.
10	The Energy Conservation Building Code shall be strictly adhered to.	Noted.
11	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	All the topsoil excavated during construction phase was used for gardening purpose.
12	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.	Additional soil for leveling of the proposed site is not required.
13	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 quality is being monitored and reports are enclosed. Report copy attached as an Annexure II . No Extraction of ground water on site so not generated ground water quality monitoring report.
14	PP strictly adhered to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act,1975as amended during the validity of Environment Clearance.	Noted.
15	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	We have provided 1 nos. of DG sets on site having capacity 160 KVA. Report copy attached as an Annexure II .

Condition No.	Condition	Compliance
	emission standards.	
16	PP strictly adhered to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act,1975as amended during the validity of Environment Clearance.	Noted.
17	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.	The PUC checked / Authorize vehicles were allowed on site for transfer of material.
18	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.	Adequate measures shall be made to reduce ambient air and noise level during construction phase. Air and Noise Monitoring reports are enclosed as an Annexure II .
19	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.	DG set are with acoustic enclosure & confirming the rules made under the Environment (Protection) Act 1986. We have provided 1 no. of DG sets on site having capacity 160 KVA. Report copy attached as an Annexure II .
20	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/ designed person.	Construction work is being supervised by Project Engineer and qualified supervisors.
B. Operational Phase: -		
1	a) The solid waste generated should be properly collected and segregated. b) wet waste should be treated by Organic Waste Converter and treated waste (Mannure)should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises.	The solid waste is generated during operation phase is as follows: Total Quantity of Total Solid waste is 1244 kg/day from completed Buildings

Condition No.	Condition	Compliance
	c) Dry/Inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Wet waste- 702 Kg/day is treated in OWC Dry waste- 542 kg/day is handed over to authorized vendor
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste is disposed through authorized vendor during operation phase. For Completed buildings.
3	<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/ refused 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 to sewage /liquid waste and explore the possibility to recycle at least 50% of water, local authority should ensure this.</p>	<p>We have obtained 1st Consent to Operate (P-IV) along with Renewal of Consent to Operate (P-I, II & III) from MPCB Vide No. Format1.0/JD (WPC)/ UAN No.0000231973/CR/2505002871 dated 20/05/2025</p> <p>We have obtained Renewal of Consent to Operate from MPCB. Vide. Consent Order No; Format1.0/CC/UAN No. 0000140184/ CR/2306001718 dated 22.06.2023</p> <p>Drainage is collected in STP through drainage line and treated in STP of capacity 530 m³/day. 115 m³/day of sewage is generated which will be treated in STP, 60% of the treated sewage is recycled for toilet flushing and 40% of treated sewage is sent to municipal sewer line.</p>
4	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	The STP and MSW facilities are being upgraded from time to time based on the completion of the project activities. Sewage is collected in STP through drainage line and treated in STP of 530 m ³ /day. We have taken necessary permission from appropriate authority.
5	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted. Project is still in construction phase and we have received occupancy certificate for Building A, B & Building C, D, H1.

Condition No.	Condition	Compliance
6	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	There is already internal parking so, that there is no use of public space. Total proposed parking area: 11492.81 sq. m 4-wheeler parking nos.: 369 Nos. 2-wheeler parking nos.: 1455 Nos.
7	PP provide adequate electric charging points for electric vehicles (EVs)	Noted
8	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 is being developed by considering CPCB guidelines/local norms including selection of plant species with consultation with the Local Landscape consultant. Total Green belt area: 1,809.33 sq. m No. of trees proposed by PP at site: 267 Nos.
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental Management Cell is being supervised by Project Engineer and qualified supervisors.
10	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	Environmental Management Plan (EMP) During Construction phase: Recurring Cost: - 14.65 Lakh. During operational Phase: Total set up Cost: - 3.15 Cr. O & M cost: 57.51 lakhs/annum
11	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	Advertisement has been published in local newspaper as below: English: The Indian express Marathi: Loksatta Refer Annexure III
12	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.	Yes, we will be submitting report regularly along with necessary documents.

Condition No.	Condition	Compliance
13	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.	No suggestions/representations were received while processing the proposal from the local NGO. Copy of EC has been submitted to local body
14	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO 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.	Noted.

C. General EC Condition: -

1	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted. We shall abide by the condition stipulated by SEAC & SEIAA.
2	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 (Expansion) Vide No.: Format 1.0/JD (WCP)/UAN-0000130039/CE/ 2301001192 dated- 12/01/2023
3	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.	Environmental Clearance letter obtained letter no. SIA/MH/MIS/251144/2022 Dated- 09.06.2022. Refer Annexure-I
4	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.	Yes, we are submitting 6 monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to Regional Office of MoEF&CC the respective Zonal Office of PCB.
5	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	We have submitted environmental statement report MPCB ENVIRONMENT_STATEMENT-0000076840 dated 07-02-2025

Condition No.	Condition	Compliance
	compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
6	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
7	The 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 dose not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on Merit.	Noted.

PART C: ANNEXURES



ENVIRONMENTAL
CLEARANCE



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

To,

The Partner
D R GAVHANE LANDMARKS LLP
Sr. No. 690/1A/1/1/1, KBG Classic, Above P N Gadgil, Pune- Nashik Road, Bhosari, Pune. -411039

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/251144/2022 dated 24 Jan 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH163281
2. File No.	SIA/MH/MIS/251144/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	“Destination Ostia” Mixed Use Development project by M/s D R Gavhane Landmarks LLP
7. Name of Company/Organization	D R GAVHANE LANDMARKS LLP
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 09/06/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/251144/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s D R Gavhane Landmarks LLP,
Gat no. 216/1B/1, Alandi Dehu Road,
Dudulgaon, Tal. Haveli, Dist. Pune.

Subject: Environmental Clearance for "Destination Ostia" Mixed Use Development project at Gat no. 216/1B/1, Alandi Dehu Road, Dudulgaon, Tal. Haveli, Dist. Pune by M/s D R Gavhane Landmarks LLP

Reference: Application no. SIA/MH/MIS/251144/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 139th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA /MH/MIS/251144/2022	
2.	Name of Project	"Destination Ostia" Mixed Use Development project by M/s D R Gavhane Landmarks LLP	
3.	Project category	8a (B2)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Amit Gavhane
		Regd. Office address	Sr. No. 690/1A/1/1/1, KBG Classic, Above P N Gadgil, Pune Nashik Road, Bhosari, Pune, Maharashtra. 411039
		Contact number	9130045925
		e-mail	finance.drgl@gmail.com
6.	Consultant	Sustainera Solutions Private Limited	
7.	Applied for	Expansion in Existing EC	
8.	Details of previous EC	EC obtained vide letter no. SEAC- 2013/CR- 321/TC- 2 Dated- 25 th January, 2016 Further amended vide letter no. SIA/MH/MIS/118223/2019 Dated: 31 st March, 2020	
9.	Location of the project	Gat no. 216/1B/1, Alandi Dehu Road, Dudulgaon, Tal. Haveli, Dist. Pune. State- Maharashtra	
10.	Latitude and Longitude	Latitude: 18°40'47.73"N Longitude: 73°52'2.32"E	
11.	Total Plot Area (m ²)	21,900.00	
12.	Deductions (m ²)	3,460.65 + 346.10 = 3,806.75 (Road Set back + NDZ)	

						AREA)	
13.	Net Plot area (m ²)	18,093.25					
14.	Proposed FSI area (m ²)	37,741.49					
15.	Proposed non-FSI area (m ²)	29,348.46					
16.	Proposed TBUA (m ²)	67,089.95					
17.	TBUA (m ²) approved by	Total BUA: 67,089.95 m ² IOD received from PCMC vide letter no. B.P./EC/Dudulgaon/01/2022 dated 28/01/2022					
18.	Planning Authority till date	Pimpri Chinchwad Municipal Corporation (PCMC)					
19.	Ground coverage (m ²) & %	9,379.51 sq. m					
20.	Total Project Cost (Rs.)	91.12 Cr.					
21.	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020					
22.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building		Proposed Configuration				
	Building Name	Configuration	Building Name	Configuration	Height (m)		
	Bldg. A	G + 12 F	37.70	Bldg. A (Mixed Use)	G + 12 F	37.70 m	Completed, OC received
	Bldg. B	Pk + 12 F	37.70	Bldg. B, (Residential)	Pk + 12 F	37.70 m	Completed, OC received
	Bldg. C	Pk + 12 F	37.70	Bldg. C, (Residential)	Pk + 12 F	37.70 m	Completed, OC received
	Bldg. D	Pk + 8 F	26.60	Bldg. D, 1 no. (Residential)	Pk + 8 F	26.60 m	No Change
	Bldg. E1	Pk + Pk + 11 F	35.65	Bldg. E1, (Residential)	LG. Pk + UG. Pk + 12 F	41.65 m	Vertical expansion of 1 floor, change in nomenclature of parking floors and footprint increased
	Bldg. F1	Pk + Pk + 11 F	35.65	Bldg. F1,	LG + UG + Mezz + 3 F	17.25 m	Residential to Commercial, change in location
	Bldg. G1	Pk + Pk + 10 F	35.95	Bldg. G1,	G + Mezz + 3 F	17.25 m	Residential to Commercial,

							change in footprint
	Bldg. H1	Pk + Pk + 9 F	35.25	Bldg. H1, (Mixed Use)	LG. Pk/SHOPS + UG. P + 12 F	43.50 m	Vertical expansion of 3 no. of floors
	Commercial Bldg. 1-	G	6.20	-	-	-	Commercial Bldg. 1 & 2 has been removed
	Commercial Bldg. 2-	G	5.55	-	-	-	
	Club House	G + 1 F	7.90	Club House	G + 1 F	7.90 m	No Change
				Central Podium	LG. Pk + UG. Pk + Pk1	4.5 m	Podium Parking
23.	Total number of tenements			Tenement: 527 Commercial / Shops: 128			
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	263	Fresh Water	263		
		Recycled (Gardening)	22	Recycled (Gardening)	NA		
		Swimming Pool	5 (From Tanker)	Swimming Pool	5 (From Tanker)		
		Flushing (Recycled)	139	Flushing (Recycled)	139		
		Total	424	Total	402		
		Waste water generation	362 (residential + commercial) (Excess treated water to be disposed- 165)	Waste water generation	362 (residential + commercial) (Excess treated water to be disposed- 187)		
25.	Water Storage Capacity for Firefighting / UGT	Firefighting: 400 KL					
26.	Source of water	Pimpri Chinchwad Municipal Corporation (PCMC)					
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:				Pre- Monsoon: 15 to 20 m below ground level. Post- Monsoon: 6 to 8 m below ground level.	
		Size and no of RWH tank(s) and Quantity:				NA	
		Quantity and size of recharge pits:				14 nos. of pits with recharge bore Size: 4.0 X 2.10 X 1.75 m depth	
		Details of UGT tanks if any:				Residential Domestic: 300 KL Commercial Domestic: 40 KL Drinking: 60 KL	
28.	Sewage and Wastewater	Sewage generation in CMD:		Residential + Commercial: 362			

		STP technology:	Residential + Commercial: MBBR
		Capacity of STP (CMD):	Residential + Commercial: 530 KLD
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Dry waste:	16
		Wet waste:	24
		Construction waste	Excavated material from construction activity Top soil will be used for landscaping. Debris and excavated material will be reused within site for backfilling
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)
		Dry waste:	680 kg/day
		Wet waste:	893 kg/day
		Hazardous waste:	NA
		Biomedical waste	NA
		E-Waste	11 Kg/day
		STP Sludge (dry)	58 Kg/day
31.	Green Belt Development	Total RG area (m ²):	1,809.33
		Existing trees on plot:	7 to be retained
		Number of trees to be planted:	267 including compensatory
		Number of trees to be cut:	8 will be cut
		Number of trees to be transplanted:	20 will be transplanted
		Source of power supply:	MSEDCL
32.	Power requirement:	During Construction Phase (Demand Load):	82.5 KVA
		During Operation phase (Connected load):	Existing: 980.3 KW Proposed: 1771.8 KW Total: 2752.1 KW
		During Operation phase (Demand load):	Existing: 875.93 KW Proposed: 956.31 KW Total: 1832.24 KW
		Transformer:	Existing: 2 Nos. of 630 KVA Proposed: 2 Nos. of 630 KVA
		DG set:	1 no. of 180 KVA (Residential), 1 no. of 160 KVA (Commercial)
		Fuel used:	HSD
33.	Details of Energy saving	Energy Conservation Measures in %: 23.97 % Solar PV Panels, Auto Timer Logic Controller, Electronic V3F Drive	

		for Lifts, Solar Water Heater			
34.	Environmental Management plan budget during Construction phase	Type	Details		Cost (Rs. in Lakh)
		Capital	Air, water, land, biological environment and socioeconomic environment		13.57
		O&M	Air, water and Noise Monitoring		1.08
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O&M (Rs. in Lakh /Y)
		Storm Water	--	--	--
		Sewage treatment	STP	71.77	18.68
		RWH	Recharge pits	15.33	0.83
		Solid Waste	OWC	18.76	10.545
		Swimming Pool	1 Swimming Pool	10.00	0.37
		Hazardous waste	--	--	--
		e-waste	Handed over to Authorized agency	--	--
		Green Belt Development	Landscape development	21.93516	2.70
			Cost of transplantation	2.80	--
36.	Traffic Management	Energy saving	Solar water heating + Solar PV	77.05	2.84
		Environmental Monitoring	EMP costing	MoEF&CC approved laboratory	13.57
		Disaster Management	DMP Budgetary Allocation	97.93	7.98
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	369 NOS	369 NOS	Open area per car: 31.02 m ² Covered area per car: 32.12 m ²
		2-Wheeler	1455 Nos.	1455 Nos.	

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide for SEAC- 2013/CR- 321/TC- 2, Dated- 25th January, 2016 and Further amended vide letter no. SIA/MH/MIS/118223/2019 Dated: 31st March, 2020 for total BUA 63,631.69 m². Proposal has been considered by SEIAA in its 243rd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions:-

1. PP to submit the revised architect certificate stating construction carried out on site is inconsonance with earlier accorded EC.
2. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
3. PP to submit the fire NoC.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.
6. It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.

B. SEIAA Conditions:-

1. EC is restricted up to 34.80 m height for building B and C as per CFO NOC dated 22.04.2022
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

General Conditions:

A. Construction Phase :-

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

- wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
 - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
 - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
 - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - X. The Energy Conservation Building code shall be strictly adhered to.
 - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
 - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
 - XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
 - XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
 - XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
 - XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B. Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be

- disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C. General EC Conditions:-

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

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

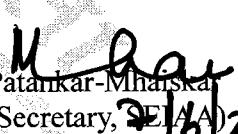
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 6/9/2022 11:11:50 PM

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TEST REPORT

Report No:	EHSM/2025/Feb/R-1112	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	03/02/2025	Sampling duration	1440 Min
Sampling Location	Northwest of site (Near STP)	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	27°C
Relative Humidity	52 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	18.5	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	23.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	65.6	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	31.4	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.6	mg/m ³	≤ 04	
6	Ozone(O ₃)	17.8	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)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)

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

BDL – Below Detectable Limit.




Authorized Signatory
Mr. Rahul Patil
(Director)

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



TEST REPORT

Report No:	EHSM/2025/Feb/R-1113	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	03/02/2025	Sampling duration	1440 Min
Sampling Location	Northeast of site (Near DG set)	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	27°C
Relative Humidity	52 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	22.5	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	26.9	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	66.7	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	34.2	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.9	mg/m ³	≤ 04	
6	Ozone(O ₃)	18.6	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)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)

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

BDL – Below Detectable Limit.



Rahul
Authorized Signatory
Mr. Rahul Patil
(Director)

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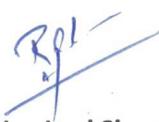
Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.



TEST REPORT

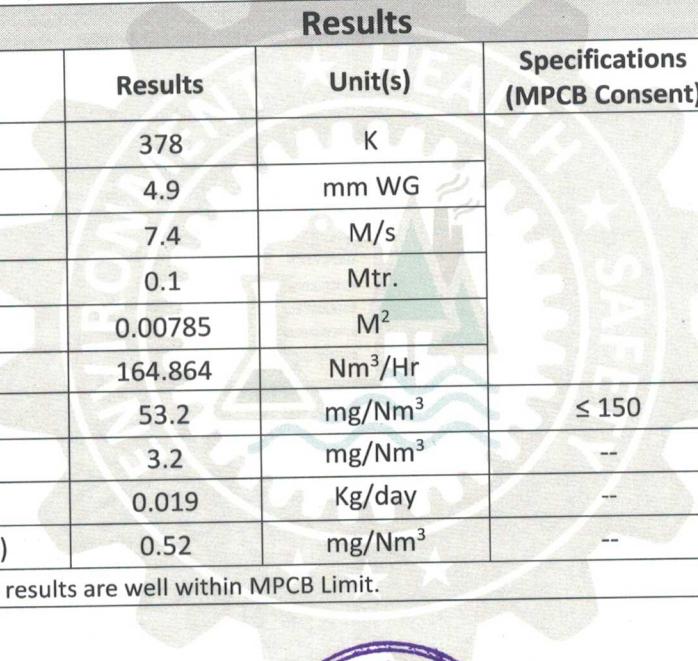
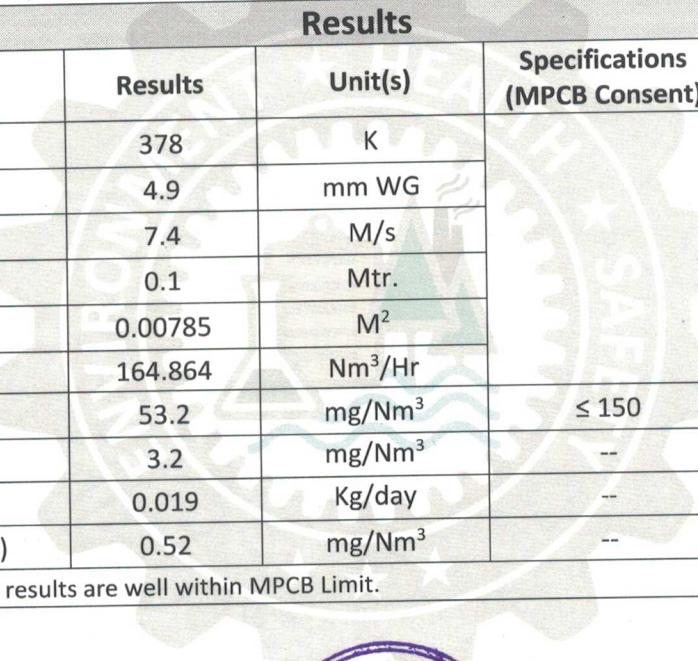
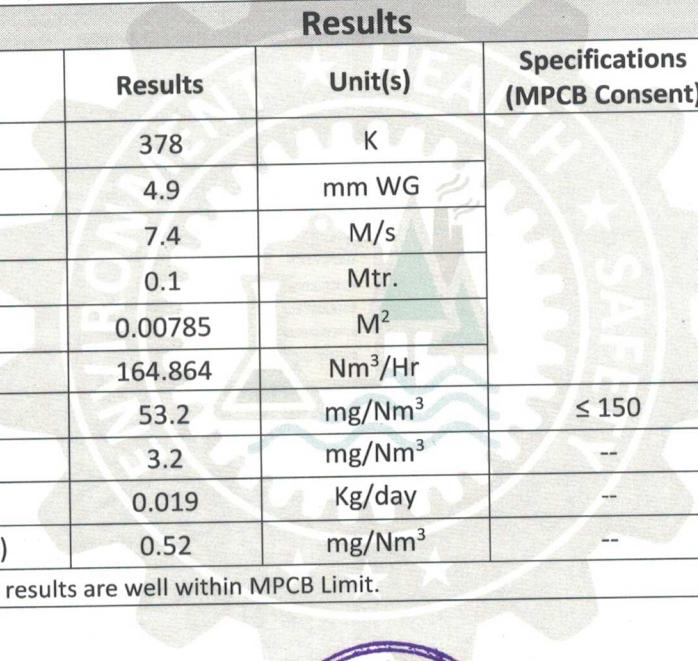
Report No:	EHSM/2025/Feb/R-1114	Issue Date	10/02/2025				
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.						
Sample Name	Noise	Sample Description	Ambient Noise				
Date of Sampling	03/02/2025	Sampling duration	Spot Time				
Sampling done by	EHS Matrix Pvt. Ltd., Pune.						
Results							
Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method		
1.	Northeast of site (Near DG set)	53.2	41.3	55/45	CPCB Guideline		
2.	Northwest of site (Near STP)	52.4	40.5				
Remark-							
<ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB. 							




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Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-1115	Issue Date	10/02/2025		
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.				
Sample Name	Source Emission	Sample Description	Stack Material : MS		
Date of Sampling	03/02/2025		Stack Height : 3.0 Mtrs.		
Sampling Location	DG 1 (160 KVA)	Sampling duration	Stack Type : Round		
Sampling done by	EHS Matrix Pvt Ltd, Pune		30 Min		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Start Date of Analysis	04/02/2025		10/02/2025		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	378	K		
2	Differential Pressure	4.9	mm WG		
3	Velocity	7.4	M/s		
4	Dimensions of Stack	0.1	Mtr.		
5	Stack Area	0.00785	M ²		
6	Gas Volume	164.864	Nm ³ /Hr		
7	Particulate Matter	53.2	mg/Nm ³	≤ 150	
8	SulphurDioxide(SO ₂)	3.2	mg/Nm ³	--	
9	SulphurDioxide(SO ₂)	0.019	Kg/day	--	
10	Oxide Of Nitrogen (NO _x)	0.52	mg/Nm ³	--	
➤ Remark- All above results are well within MPCB Limit.					




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(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-1116	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	03/02/2025	Sampling Time	11.00 AM
Sampling Location	Within Site UGWT for Occupied Building	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune.	Sample Quantity	02 L
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications IS10500:2012	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B ,23 rd Ed.2017
2	Turbidity	<1.0	NTU	Max 1	APHA 2130 B, 23 rd Ed.2017
3	pH at 25°C	7.26	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
4	EC at 25°C	178	µS/cm	--	APHA 2510 B, 23 rd Ed.2017
5	Total Dissolved Solids TDS	116.0	mg/L	Max 500	APHA 2540 C, 23 rd Ed.2017
6	Total Hardness (as CaCO ₃)	66.0	mg/L	Max 200	IS 3025 (Part 21)
7	Total Alkalinity (as CaCO ₃)	52.5	mg/L	Max 200	IS 3025 (Part 23)
8	Sulphate (as SO ₄)	10.0	mg/L	Max 200	IS 3025 (Part 24)
9	Chloride (as Cl)	16.6	mg/L	Max 250	APHA 4500 Cl-, 23 rd Ed.2017
10	Calcium (as Ca)	19.1	mg/L	Max 75	IS 3025 (Part 40)
11	Magnesium (as Mg)	5.5	mg/L	Max 30	IS 3025 (Part 46)
12	Nitrate(as NO ₃)	<1.0	mg/L	Max 45	APHA 4500 NO3, 23 rd Ed.2017
13	Fluoride (as F)	<0.1	mg/L	Max 1.0	APHA 4500 F, 23 rd Ed.2017
14	Residual Free Chlorine	0.3	mg/L	Min0.2	APHA 4500 Cl, 23 rd Ed.2017
15	Iron (as Fe)	<0.1	mg/L	Max 0.3	APHA 3111, 23 rd Ed.2017
16	Total Coliform	Absent	MPN/100ml	<2	IS 15185
17	E. coli	Absent	MPN/100ml	<2	IS 15185

Remark- The above water sample Complies with required limit as per IS 10500:2012.



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TEST REPORT

Report No:	EHSM/2025/Feb/R-1117	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Soil	Sample Description	S1
Date of Sampling	03/02/2025	Sampling Time	12.05 PM
Sampling Location	Front of Wing C	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	27	%	
	b) Silt	22	%	
	c) Clay	51	%	
2	pH at 25°C	7.23	--	IS 2720(Part 26) 1987
3	EC at 25°C	359	µS/cm	IS 14767 : 2000
4	Moisture Content	4.8	%	Manual Of Soil Testing
5	Organic Matter	0.45	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.39	meq/100g	Manual Of Soil Testing
7	Bulk Density	1.6	g/cm³	Manual of Soil; Testing
8	Available Phosphorus	23.6	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	121.0	mg/Kg	Manual Of Soil Testing
10	Water Holding Capacity	27.6	%	Manual Of Soil Testing
11	Calcium (as Ca)	41.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	30.5	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.5	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.2	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	2.9	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	3.3	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	149.0	mg/Kg	Manual of Soil Testing



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TEST REPORT

Report No:	EHSM/2025/Feb/R-1118	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Soil	Sample Description	S2
Date of Sampling	03/02/2025	Sampling Time	12.25 PM
Sampling Location	Southwest of Site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	30 22 48	%	Manual Of Soil Testing IS 2720(Part 26) 1987
	a) Sand		%	
	b) Silt		%	
	c) Clay		%	
2	pH at 25°C	7.31	--	IS 14767 : 2000
3	EC at 25°C	347	µS/cm	Manual Of Soil Testing
4	Moisture Content	6.2	%	IS 2720(Part 22) 1972
5	Organic Matter	0.36	%	Manual Of Soil Testing
6	Cation Exchange Capacity	0.31	meq/100g	Manual Of Soil Testing
7	Bulk Density	2.2	g/cm³	Manual of Soil; Testing
8	Available Phosphorus	19.6	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	127.0	mg/Kg	Manual Of Soil Testing
10	Water Holding Capacity	35.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	27.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	19.2	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.3	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	<1.0	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	1.9	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	2.8	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	162.0	mg/Kg	Manual of Soil Testing



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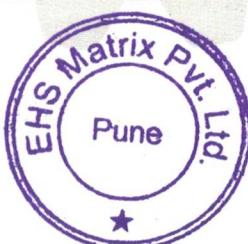
TEST REPORT

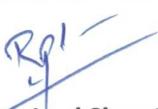
Report No:	EHSM/2025/Feb/R-1119	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Solid	Sample Description	OWC Manure
Date of Sampling	03/02/2025	Sampling Time	11.15 AM
Sampling Location	-	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	FCO limits	Unit(s)	Methods
1	pH (10 % Solution)	7.31	6.5-7.5	--	IS 2720 (Part 26)
2	Moisture	19.0	≤ 25	%	IS 2720 (Part 2)
3	Colour	Blackish Brown	Dark Brown to Black	--	FCO (FCO) Fertilizer Control Order 1985
4	Odour	Absence of foul smell	Absence of foul smell	--	
5	Bulk Density	0.32	≤ 1.0	gm/cm ³	
6	Total Organic Carbon	23.0	≥ 14	%	
7	Total Nitrogen as N	1.9	≥ 0.8	%	
8	Total Phosphate as P ₂ O ₅	0.58	≥ 0.4	%	
9	Potash, as K ₂ O	0.61	≥ 0.4	%	
10	C:N Ratio	14.5	≤ 20:1	--	
11	Particle Size	95 %	Min 90% material pass through 4.0 mm IS sieve	%	

Remark- All Above Results is within FCO Limits.




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(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-165	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Waste Water	Sample Description	STP Inlet
Date of Sampling	03/02/2025	Sampling Time	12.40 PM
Sampling Location	STP (530 KLD)	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 lit
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025
Results			
Sr. No.	Parameters	Results	Unit(s)
1	pH at 25°C	5.23	--
2	Total Suspended Solids (TSS)	129.0	mg/L
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	119.0	mg/L
4	Chemical Oxygen Demand (COD)	363.0	mg/L
5	Total Nitrogen	18.0	mg/L
6	Total Ammonia (as NH ₄ N)	14.6	mg/L
7	Fecal Coliform	132.0	mg/L



R.P.
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Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-166	Issue Date	10/02/2025
Name and Address of Customer	M/s" Destination Ostia" Mixed use Development Project at Gat No. 216/1b/1, Alandi- Dehu Road, Dudulgaon Tal.- Haveli, Dist. Pune.		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	03/02/2025	Sampling Time	12.45 PM
Sampling Location	STP (530 KLD)	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 lit
Start Date of Analysis	04/02/2025	End Date of Analysis	10/02/2025

Results

Sr. No.	Parameters	Results	Limit	Unit(s)	Methods
1	pH at 25°C	6.95	5.5 to 9.0	--	APHA 4500 H+ B, 23 rd Ed.2017
2	Total Suspended Solids (TSS)	<5.0	20	mg/L	APHA 2540 D, 23 rd Ed.2017
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	6.6	10	mg/L	IS 3025 (Part 44):2019
4	Chemical Oxygen Demand (COD)	22.1	50	mg/L	IS 3025 (Part 58):2017
5	Total Nitrogen	3.3	10	mg/L	APHA 4500 N-C,23 rd Ed.2017
6	Total Ammonia (as NH ₄ N)	2.1	5	mg/L	APHA 4500 NH ₄ F,23 rd Ed.2017
7	Fecal Coliform	15.0	100	mg/L	IS1622:2022

Remark- All Results are within Limits




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(Director)

Annexure III- Advertisement in Newspaper

<p>रानी उक्त सूचनेच्या इंकोवर फर्माविणारी</p> <p>रानी प्रत्येक लेखाच्या तिला प्रदान केलेल्या सांवध काप्यात येते व त्यावरील व्याज या रिता उपलब्ध वैलेत</p> <p>तेचे वर्णन</p> <p>श. २, सर्वे. नं. २, गो-४१०४१,</p> <p>पेटोल पंपच्या मागे, राष्ट्र.</p> <p>ऑट निमशाकर, चालची नगर</p> <p>१९, हिरसा नं. १/१, रुल जवळ, सिंहगड ०४८, महाराष्ट्र, गो" विग, सिंहगड राष्ट्र.</p> <p>देश इंडिया हाईट्स, जुना, विलोज ऑवेगाव</p>	<p>उद्योगपतीशी चर्चा के ली. कॉन्फेरेशन</p> <p>थियागराजन यांनी मांडले. सीआयआयने विद्यापीठाचा प्रस्ताव तयार केला</p> <p>जाहीर सूचना</p> <p>गट नं. २१६/१८/१, कै. विवृती गणपत मर्ले, पाटील इंटर्न, बोर्डी आलंडी रोड, दुडळगाव, ना. हवेली, त्रि. तुळे, ४१२१०५, बहाराष्ट्र, या भिलकलीवरील मे. डॉ. आर. मवळण लॅन्डमार्क्स एल.एल.पी. यांच्या "डिस्ट्रिनेशन आॅस्ट्रिंग" प्रकल्पाला पर्यावरण विषयक मंजुरी देण्यात आणी आहे, सदर पर्यावरण विषयक मंजुरीची प्रत महाराष्ट्र प्रत्यपण नियंत्रण मंडळ यांचे कार्यालयाबाब्दे तसेच पर्यावरण भवानावर यांच्या बेबसाईटवर http://parivesh.nic.in येथे उपलब्ध आहे. सर्वी. मे. डॉ. आर. मवळण लॅन्डमार्क्स एल.एल.पी.</p> <p>PUBLIC NOTICE</p> <p>Notice is hereby given on behalf of our client negotiating with 1) Mrs. Suman Sushilkumar Anand to purchase on Owners residential apartment more particularly described hereunder written and referred to as</p>
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<p>Chief Minister Pinarayi Vijayan said those flying back home on</p> <p>PUBLIC NOTICE</p> <p>This is to inform that the construction Project " DESTINSTION OSTIA" by M/s. D R GAVHANE LANDMARK LLP, Address- Gat No. 216/18/1, LATE. NIVRUTTI GANPAT SASTE. PATIL ESTATE, MOSHI ALANDI ROAD, DUDULGAON, TALUKA- HAVELI, DIST-PUNE 412105, STATE - MAHARASHTRA has been accorded Environmental Clearance and copies of the clearance letter are available with the Maharashtra Pollution Control Board and may also be seen on the website of ministry at http://parivesh.nic.in</p> <p>Sign.</p> <p>M/s. D.R. GAVHANE LANDMARKS LLP</p> <p>MADURAI CITY MU " SWACHH M</p>	<p>construction</p> <p>In</p> <p>of</p> <p>New</p> <p>on V</p> <p>look</p> <p>cellu</p> <p>exar</p> <p>from</p> <p>resp</p> <p>proc</p> <p>ate d</p>
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