



# D. R. GAVHANE LANDMARKS LLP

**To,**  
**The Additional Director(s),**  
Ministry of Environment and Forest and Climate Change  
Regional Office (WCZ), Ground Floor,  
East Wing, New Secretariat Building,  
Civil Line, Nagpur, Maharashtra- 440001

**Sub:** Submission of Environmental Clearance compliance Report (January 2024 to June 2024) for Residential and Commercial (Mixed Use) Development at S. No. 492/1(P), 492/2(P), 492/3(P), 493/1(P), 493/2(P), 494/1(P), 494/2(P), Village Charholi Budruk, Taluka Haveli, Pune, Maharashtra

**Ref: No. SIA/MH/MIS/262339/2022 Dated 9th June 2022**

Respected Sir,

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/262339/2022 Dated 9th June 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 M/s D R Gavhane Landmarks LLP**

**Authorized Signatory**



**Encl:**

- Part A: Current Status of Construction Work
- Part B: Data Sheet
- Part C: Point wise compliance status
- Part D: Annexures



 Sr. No. (492/1, 492/2, 492/3, 493/1, 493/2, 494/1, 494/2) Behind Tanish Orchid Charholi, Pune, PCMC - 412105.

 Sr. No. 690, "KBG Classic" 1st floor, Above P N Gadgil Showroom, Pune-Nashik Highway, Bhosari, Pune-411 039.

 8446 020 938 / 8446 028 419  gm.drgl01@gmail.com  www.drgdgroup.com

**Compliance to Stipulated Conditions in  
Environment Clearance  
(January 2024 to June 2024)**

for

**“Residential and Commercial (Mixed Use) Development”**

At

Plot B -S. No. 492/1(P), 492/2(P), 492/3(P), 493/1(P),493/2(P), 494/1(P),  
494/2(P) and Amenity Plot- S.No.494/1(P) & 494/2(P) Village Charholi  
Budruk, Taluka Haveli, Pune, Maharashtra

By

M/s D R Gavhane Landmarks LLP.

PART A: DATA SHEET ..... 3

PART B: CURRENT STATUS OF WORK..... 8

PART C: ENVIRONMENT CLEARANCE COMPLIANCE REPORT ..... 9

PART D ANNEXURES ..... 10

**PART A: DATA SHEET**

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

Date:- 12/07/2024

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	8a (B2)- Building and Construction Project “Residential and commercial (Mixed Use) Development”	
2.	Name of the project	:	“Residential and Commercial (Mixed Use) Development “by M/s D R Gavhane Landmark LLP. through Mr. Amit Gavhane.	
3.	Clearance letter (s) / OM No. and Date	:	EC Identification No.: EC22B038MH144366 Dated 9 <sup>th</sup> June 2022 having file no. SIA/MH/MIS/262339/2022	
4.	Location	:	S. No. 492/1, 492/2, 492/3, 493/1,493/2, 494/1, 494/2, Village Charholi Budruk, Taluka Haveli, Pune, Maharashtra, 411039	
	a.	District (S)	:	Pune
	b.	State (s)	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude:18°39’51.85” Longitude: 73°53’47.50” E
5.	Address for correspondence			
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Mr. Dinesh Rajput Sr. No. 690/1A/1/1/1, KBG Classic, Pune Nashik Road, Above P N Gadgil, Pune
	b.	Address of Project: Engineer/Manager (with pin code/ Fax numbers)	:	Mr. Dinesh Rajput Sr. No. 690/1A/1/1/1, KBG Classic, Pune Nashik Road, Above P N Gadgil, Pune
6.	Salient features			
	a.	of the project	:	It is a Residential & Commercial Project. Building A, 1 Number Residential (P + 12 F) Building B, 1 Number Residential (P + 12 F) Building C MHADA +Commercial (L. GR + U.GR +

				<p>12 F)  Building D, 1 Number Commercial (L. GR + U.GR + 3 F)  Building E,1 Number Amenity (B + L. GR + U.GR + 3 F)  Club House (Gr +1 F)</p>
	b.	of the environmental management plans	:	<p>Sewage treatment Plant: 1 no. of 270 KLD STP proposed for waste water treatment  Rain water harvesting:  It will be recharged through 09 no. of recharge pits.  Solid Waste Management  Biodegradable waste will be treated in OWC  Dry waste will be handed over to authorised agency  STP sludge will be used as manure.  We have proposed solar hot water system &amp; solar panel for the project.</p>
7.		Breakup of the project area	:	
	a.	Submergence area forest & non-forest	:	Not Applicable.
	b.	Others	:	<p>Total Plot Area (sq. m)- 17291.54  Net Plot Area (sq. m)- 14930.93  FSI Area (sq. m)- 31089.64  Non FSI Area (sq. m)- 13512.00  Total BUA area (sq. m.): 44601.64</p>
8.		Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers /artisan	:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable

	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, 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.	Estimated Cost of the Project	:	66.75 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	<p>Cost earmarked for Environmental Management Plan (EMP) will be,</p> <p>During Construction phase: Total Cost: 22.849 Lakh/annum</p> <p>During Operational Phase: Total set up Cost: 137.19 Lakhs O &amp; M cost: 40.205 lakhs /annum</p>
	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	:	
	f.	Actual expenditure incurred on the environmental	:	Rs. 58 .44 Lakhs

		management plans so far																
10.	Forest land requirement	:	Not Applicable															
	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>Sr. No.</th> <th>No. of Buildings</th> <th>Status as on June 2024</th> <th>Status of the Environmental Management Facilities</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Building A (P+ 12)</td> <td>P+ 8 FL completed</td> <td rowspan="3">Project is in construction phase. Hence environmental management</td> </tr> <tr> <td>2</td> <td>Building B (P+ 12)</td> <td>P+ 12 FL completed</td> </tr> <tr> <td>3</td> <td>Building C (L.GR + U.GR + 3 F)</td> <td>L. GR + U.GR + 3 F Completed</td> </tr> </tbody> </table>	Sr. No.	No. of Buildings	Status as on June 2024	Status of the Environmental Management Facilities	1	Building A (P+ 12)	P+ 8 FL completed	Project is in construction phase. Hence environmental management	2	Building B (P+ 12)	P+ 12 FL completed	3	Building C (L.GR + U.GR + 3 F)	L. GR + U.GR + 3 F Completed
				Sr. No.	No. of Buildings	Status as on June 2024	Status of the Environmental Management Facilities											
				1	Building A (P+ 12)	P+ 8 FL completed	Project is in construction phase. Hence environmental management											
				2	Building B (P+ 12)	P+ 12 FL completed												
3	Building C (L.GR + U.GR + 3 F)	L. GR + U.GR + 3 F Completed																

				12 F)		services not started yet. However, part lawn area done on site.
			4	Building D (L.GR + U.GR + 3 F)	Not Started yet	
			5	Building E B+ L. GR + U.GR + 3 F)	Not Started yet	
			6	Club House (G + 1)	G + 1 Completed	
	a.	Date of commencement (Actual and/or planned)	:	24.06.2021		
	b.	Date of completion (Actual and/or planned)	:	31/07/2027		
13.		Reasons for the delay if the Project is yet to start	:	Not Applicable		
14		Dates of site visits				
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	NA		
	b.	Date of site visit for this monitoring report	:	NA		
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)	:	Not Applicable		



## PART B: CURRENT STATUS OF WORK

Sr. No.	No. of Buildings	Status as on June 2024.	Status of the Environmental Management Facilities
1	Building A (P+ 12)	P+ 8 FL Completed	Project is in construction phase. Hence environmental management services not started yet. However, part lawn area done on site
2	Building B (P+ 12)	P+ 12 FL Completed	
3	Building C (L.GR + U.GR + 12 F)	L. GR + U.GR + 3 F) Completed	
4	Building D (L.GR + U.GR + 3 F)	Not Started yet	
5	Building E B+ L. GR + U.GR + 3 F)	Not Started yet	
6	Club House (G + 1)	G + 1 Completed	

## PART C: ENVIRONMENT CLEARANCE COMPLIANCE REPORT

Point wise compliance to various stipulations laid down by the MoEF&CC in Environment Clearance Letter vide No. EC Identification No.: EC22B038MH144366 dated 9<sup>th</sup> June 2022 having file no SIA/MH/MIS/262339/2022 are as follows:

<b>SPECIFIC CONDITIONS:</b>		
<b>A. SEAC Conditions</b>		
1.	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.	We have obtained water NOC from PCMC in case PCMC fails to supply potable water the same will be provided through tankers. Same is presented during 138th SEAC-III meeting dated 07/04/2022
2.	PP submit the UGT section details.	The UGT plan and sections were submitted during the 138th SEAC-III meeting dated 07/04/2022 and 234th SEIAA meeting dated 15th December 2021.
3.	PP to submit the refugee area calculations for south-west & north-west side.	Refuge area calculations were submitted during the 234 <sup>th</sup> SEIAA meeting dated 15 <sup>th</sup> December 2021. Refuge area are as follows: Bldg. A: 27.80 Sq.m Bldg. B: 52.74 Sq.m Bldg. C: 101.80 Sq.m
4.	PP to submit HT Line NOC from MSETCL.	We have obtained HT line NOC vide no. SE/EHV/O&M/Circle/PN/T-53/No. 2061 Dated 04/0/2016 and same was submitted during the 138th SEAC-III meeting dated 07/04/2022 and 234 <sup>th</sup> SEIAA meeting dated 15 <sup>th</sup> December 2021.
5.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	We have proposed EV charging facility for the proposed project as per the condition.
<b>B. SEIAA Conditions</b>		
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is	Noted. Condition will be followed.

	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.	Noted. Condition will be followed.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt. 04.01.2019.	Noted. Condition will be followed.
4.	SEIAA after deliberation decided to grant EC for FSI-31089.64 m2, non-FSI-13512.00 m2, Total BUA 44,601.64m2. (Plan approval-BP/Environment/Charholi/03/2021, dated-26.10.2021).	Noted. Condition will be followed.
<b>GENERAL CONDITIONS:</b>		
<b>a) Construction Phase:</b>		
I	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of the approved sites for land filling after recovering recyclable material.	Dry and wet waste is being separated and handed over to authorized vendor.
II	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	Excavated material and construction waste are stored within project premises and used for leveling within project site. It is not sent outside the project premise.
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary	No. Hazardous waste is not generated hence not applicable.

	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.	Regular supply of Drinking water is made available at site > 8 no. of mobile toilets provided for construction worker. > Solid waste generated is collected separately for dry & wet waste and handed over to authorised vendor.
V	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.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Wet jute bag is used to reduce water requirement for curing.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	We are not abstracting ground water hence this condition is not applicable
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.	Noted. We are not drawing any ground water. Permission will be obtained before doing so.
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.	During construction phase no showers, toilet flushing is being provided such fixtures will be used during operation phase.
X	The Energy Conservation Building code shall be strictly adhered to.	Noted. Condition will be followed.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	The topsoil is used for gardening purpose.

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.	Additional soil for levelling of the proposed site is not required.
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 enclosed. Please refer <b>Annexure 2</b> . We are not using ground water for construction.
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.	Noted. Condition will be followed.
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.	Presently We are not using DG for Construction. If we required DG then it will be Low Sulphur Diesel and Confirm to Environment Rules prescribed for air and noise emission standards.
XVI	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.	Standard of construction vehicle checked regularly including PUC certificate.
XVII	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	Ambient air and noise Monitoring report enclosed. <b>Annexure 2.</b>

	construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	
XVIII	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.	DG set will be with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986. We will provide 1 nos. of DG sets on site having capacity 160 KVA and 2 no. of 82.5 KVA and stack height will be kept as per CPCB norms.
XIX	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.	Construction work is being supervised by Project Engineer and qualified supervisors.
<b>B) Operation phase:</b>		
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.	The solid waste will be generated during operation phase is as follows: 1.Dry waste: 507 kg/day will be handed over authorised vendor. 2.Wet waste: 608 kg/day will be treated in OWC. 3. E-waste: 6 kg/day will be handed over to authorised vendor. 4. STP sludge will be used as manure.

II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste shall be disposed through authorized vendor during operation phase.
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.	While taking building wise Consent to Operate we will submit all necessary documents to MPCB.
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.	Project is in the construction phase. STP construction will be completed and other environmental facilities will be completed in due course.

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.	Noted.
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 provide internal parking so, that there will be no use of public space. Proposed 2-wheeler parking nos.: 1223 Nos. Proposed 4-wheeler parking nos.: 239 Nos.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	We will provide electric charging point for electric vehicles as per the condition.
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 developed by considering CPCB guidelines/local norms including selection of plant species with consultation with the Local Landscape consultant. 304 Nos. of trees are proposed at site. Total Green belt area: 2427.13 sq. m
IX	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.
X	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.	We are submitting herewith total funds allocated for Environmental Management Plan (EMP). During Construction phase: Total Cost: 22.849 Lakh/annum During Operational Phase: Total set up Cost: 137.19 Lakhs O & M cost: 40.205 lakhs /annum
XI	The project management shall advertise at least in two local	Advertisement has been published in local newspaper (Marathi and English).



	<p>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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a></p>	<p>Ref. <b>Annexure 3.</b></p>
XII	<p>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard &amp; soft copies to the MPCB &amp; this department, on 1st June &amp; 1st December of each calendar year.</p>	<p>Yes, we are submitting report along with necessary documents.</p>
XIII	<p>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.</p>	<p>No suggestions/representations were received while processing the proposal from the local NGO. Copy of EC has been submitted to local body.</p>
XIV	<p>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</p>	<p><b>CompanyWebsite:</b> - <a href="https://drgavhane.com/download.php">https://drgavhane.com/download.php</a> EC copy &amp; status of compliance of the stipulated EC conditions uploaded company's website, screenshot of the same is attached as Annexure 4</p>

	pollutant levels namely; SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
--	--	--

**C) General EC Conditions:**

I	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted. We shall abide by the condition stipulated by SEAC & SEIAA.
---	--	--



Ed

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 following consents for the project. 1) First CTE Vide No.: Format 1.0/BO/JD(WPC)/UAN-088006/CE/CC -2007001247 Dated-20/07/2020 2) CTE expansion letter vide No. Format1.0/JD(WPC)/UANNo.0000129132/CE/2303002 545 dated 29/03/2023
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.	Environmental clearance obtained vide letter No. SIA/MH/MIS/262339/2022 dated 9 <sup>th</sup> June 2022. Please refer <b>Annexure 1</b> .
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.	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.
V	The environmental statement for each financial year ending 31st	Noted. Condition will be followed.

	<p>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.</p>	
VI	<p>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 SELAA 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.</p>	<p>Noted. Condition will be followed.</p>
VII	<p>This environmental clearance is issued subject to obtaining NOC from Forestry &amp; Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable &amp; this environment clearance does not necessarily implies that Forestry &amp; Wild life clearance granted to the project which will be considered separately on merit.</p>	<p>Not applicable.</p>

# PART D ANNEXURES

## Annexure 1: Environment Clearance Certificate

<b>ENVIRONMENTAL CLEARANCE</b>	 <b>Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Maharashtra)</b>																		
<b>PARIVESH</b> <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	<p>To,</p> <p>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</p> <p><b>Subject:</b> Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding</p> <p>Sir/Madam,</p> <p>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/262339/2022 dated 17-Mar-2022. The particulars of the environmental clearance granted to the project are as below.</p> <table><tr><td>1. EC Identification No.</td><td>EC22B038MH144366</td></tr><tr><td>2. File No.</td><td>SIA/MH/MIS/262339/2022</td></tr><tr><td>3. Project Type</td><td>Expansion7</td></tr><tr><td>4. Category</td><td>B2</td></tr><tr><td>5. Project/Activity including Schedule No.</td><td>8(a) Building and Construction projects</td></tr><tr><td>6. Name of Project</td><td>"Residential and Commercial (Mixed Use) Development" by M/s D. R. Gavhane Landmarks LLP</td></tr><tr><td>7. Name of Company/Organization</td><td>D R GAVHANE LANDMARKS LLP</td></tr><tr><td>8. Location of Project</td><td>Maharashtra</td></tr><tr><td>9. TOR Date</td><td>N/A</td></tr></table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p style="text-align: right;">(e-signed) Manisha Patankar Mhaiskar Member Secretary SEIAA - (Maharashtra)</p> <p>Date: 09/06/2022</p> <p><i>Note: A valid environmental clearance shall be one that has EC identification number &amp; E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC22B038MH144366	2. File No.	SIA/MH/MIS/262339/2022	3. Project Type	Expansion7	4. Category	B2	5. Project/Activity including Schedule No.	8(a) Building and Construction projects	6. Name of Project	"Residential and Commercial (Mixed Use) Development" 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
1. EC Identification No.	EC22B038MH144366																		
2. File No.	SIA/MH/MIS/262339/2022																		
3. Project Type	Expansion7																		
4. Category	B2																		
5. Project/Activity including Schedule No.	8(a) Building and Construction projects																		
6. Name of Project	"Residential and Commercial (Mixed Use) Development" 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																		
																			
<p>EC Identification No. - EC22B038MH144366    File No. - SIA/MH/MIS/262339/2022    Date of Issue EC - 09/06/2022    Page 1 of 11</p>																			

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/262339/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s D. R. Gavhane Landmarks LLP,  
Plot B- S. No. - 492/1 (P), 492/2 (P), 492/3 (P),  
493/1 (P), 493/2 (P), 494/1 (P), 494/2 (P),  
and Amenity Plot- S. No. - 494/1 (P) & 494/2 (P),  
Charholi Budruk, Tal. - Haveli, Dist. Pune

Subject : Environmental Clearance for Residential and Commercial (Mixed Use)  
Development at Plot B- S. No. - 492/1 (P), 492/2 (P), 492/3 (P), 493/1  
(P), 493/2 (P), 494/1 (P), 494/2 (P), and Amenity Plot- S. No. - 494/1 (P)  
& 494/2 (P) Charholi Budruk, Tal. - Haveli, Dist. Pune by M/s D. R.  
Gavhane Landmarks LLP

Reference : Application no. SIA/MH/MIS/262339/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 127<sup>th</sup> & 138<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 234<sup>th</sup> & 243<sup>rd</sup> (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/212304/2021	
2.	Name of Project	"Residential and Commercial (Mixed Use) Development" by M/s D R Gavhane Landmarks LLP through Mr. Amit Damodar Gavhane	
3.	Project category	8a (B2)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Amit Damodar 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	amit.drgl@gmail.com
6.	Consultant	NABET accredited consultant	
7.	Applied for	Amendment in Existing EC	
8.	Details of previous EC	vide letter No.: SEIAA-EC-0000002244 on 25 <sup>th</sup> March, 2020	
9.	Location of the project	Plot 'B': S. No. - 492/1 (P), 492/2 (P), 492/3 (P), 493/1 (P), 493/2 (P), 494/1 (P), 494/2 (P), and 'Amenity Plot': S. No. -	

		494/1 (P) & 494/2 (P), Charholi Budruk, Tal. - Haveli, Dist.-Pune					
10.	Latitude and Longitude	Latitude: 18°39'51.85"N Longitude: 73°53'47.50"E					
11.	Total Plot Area (m <sup>2</sup> )	17,291.54					
12.	Deductions (m <sup>2</sup> )	2,360.61 for DP Road					
13.	Net Plot area (m <sup>2</sup> )	14,930.93					
14.	Proposed FSI area (m <sup>2</sup> )	31089.64					
15.	Proposed non-FSI area (m <sup>2</sup> )	13,512.00					
16.	Proposed TBUA (m <sup>2</sup> )	44,601.64					
17.	TBUA (m <sup>2</sup> ) approved by	Sanction Plan Approved by PCMC vide letter no. BP/EC/Charholi/03/2021 Dated 26/10/2021					
18.	Planning Authority till date	Pimpri Chinchwad Municipal Corporation (PCMC)					
19.	Ground coverage (m2) & %	3621.67 sq. m & 16%					
20.	Total Project Cost (Rs.)	66,74,92,731.00 (66.75 Cr)					
21.	CER as per MoEF& CC circular dated 01/05/2018	Green Field Project (2% of Project cost is Rs. 133.5/-Lakh)					
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	
	<b>Previous EC / Existing Building</b>					<b>Proposed Configuration</b>	
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Bldg. A 1, 1 number	G + 8	26.85	Bldg. A, 1 number (Residential)	P + 12	39	Due to change in Planning
	Bldg. B 1, 1 number	G + 4	16.30	Bldg. B, 1 number (Residential)	P + 12	39	Due to change in Planning
	Bldg. C, 1 number	P + 8	26.75	Bldg. C, 1 number (MHADA + Commercial)	L.GR.+U.GR +12	42.30	Due to change in Planning
	Bldg. D, 1 number	P + 8	26.75	Bldg. D, 1 number (Commercial)	L.GR.+U.GR +3	15	Due to change in Planning
	Bldg. E, 1 number	P + 8	26.75	Bldg. E, 1 number (Amenity)	B+L.GR.+U.GR+3	13.5	Due to change in Planning
	Bldg. F, 1 number	P + 8	26.75	Club House	Gr. + 1	7.2	Due to change in Planning
Parking Building	B + 8	3.75				Layout changed so	

							building cancelled
23.	Total number of tenements	<ul style="list-style-type: none"> <li>• Tenements: 324</li> <li>• Total No. of Shops and offices: 287</li> </ul> No. of Shops: 79. No. of Offices.: 208					
24.	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	Residential: 145.80 Commercial: 24.39 <b>Total: 170</b>	Fresh Water	Residential: 145.80 Commercial: 24.39 <b>Total: 170</b>		
		Recycled (Gardening)	24	Recycled (Gardening)	NA		
		Swimming Pool	NA	Swimming Pool	NA		
		Flushing (Recycled)	Residential: 72.90 Commercial: 30.48 <b>Total: 103</b>	Flushing (Recycled)	Residential: 72.90 Commercial: 30.48 <b>Total: 103</b>		
		<b>Total</b>	<b>297</b>	<b>Total</b>	<b>273</b>		
		Waste water generation	<b>246</b> (residential + commercial) (Excess treated water to be disposed- 107)	Waste water generation	<b>246</b> (residential + commercial) (Excess treated water to be disposed- 131)		
25.	Water Storage Capacity for Firefighting / UGT	<b>Fire UG tank Capacity (cum): 325</b>					
26.	Source of water	Pimpri Chinchwad Municipal Corporation (PCMC)					
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Post Monsoon- 5 to 6 m BGL Pre-Monsoon- 12 to 15 m BGL			
		Size and no of RWH tank(s) and Quantity:		NA			
		Quantity and size of recharge pits:		09 nos. of pits with recharge bore of 15 m depth Size: 2 m X 1 m X 2 m			
		Details of UGT tanks if any:		<b>Domestic UG tank Capacity (cum)</b> Residential UGWT Capacity: 220 Commercial UGWT Capacity: 75 <b>Total: 295 KLD</b> <b>Flushing tank Capacity(cum):</b> Residential UGWT Capacity: 72.9			

			Commercial UGWT Capacity: 30.48 <b>Total: 103.38</b>	
28.	Sewage and Wastewater	Sewage generation in CMD:	Residential + Commercial: 246	
		STP technology:	Residential + Commercial: MBBR	
		Capacity of STP (CMD):	Residential and Commercial: 270 KLD	
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	16	Collected by Ghanta gadi
		Wet waste:	24	Collected by Ghanta gadi
		Construction waste	Excavated material from construction activity	2,460 m <sup>3</sup> topsoil will be used for landscaping rest of 2659 m <sup>3</sup> will be store at adjacent plot. All excavated material will be reused for ground filling, leveling and internal roads at construction site.
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	Residential: 324 kg/day Commercial: 183 kg/day <b>Total: 507 kg/day</b>	Will be handed over to authorized agency
		Wet waste:	Residential: 486 kg/day Commercial: 122 kg/day <b>Total: 608 kg/day</b>	Treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	6 Kg/day	Will be handed over to authorized agency
		STP Sludge (dry)	30 Kg/day	Used as Manure and rest will be handed over to nursery
31.	Green Belt Development	Total RG area (m <sup>2</sup> ):	Required RG area: 2,427.13 m <sup>2</sup>	
		Existing trees on plot:	NA	
		Number of trees to be planted:	304	
		Number of trees to be cut:	NA	
		Number of trees to be transplanted:	NA	
32.	Power requirement:	Source of power supply:	<b>MSEDCL</b>	
		During Construction Phase (Demand)	75 KW	



		Load):			
		During Operation phase (Connected load):	2218 KW		
		During Operation phase (Demand load):	1287 KW		
		Transformer:	1) 2 Nos. of 630 KVA 2) 1 Nos. of 315 KVA		
		DG set:	1) 1 No. of 160 KVA 2) 2 Nos. of 82.5 KVA		
		Fuel used:	HSD		
33.	Details of Energy saving	<b>Energy Conservation Measures in %: 17.68 %</b> <ul style="list-style-type: none"> <li>Solar PV Panel power for common area lighting</li> <li>Auto Timer Logic Controller external &amp; Common lighting</li> <li>Electrical V3F Drive for Elevators</li> <li>Solar powered Water Heater</li> </ul>			
34.	Environmental Management plan budget during Construction phase	<b>Type</b>	<b>Details</b>	<b>Cost (Rs. in Lakh)</b>	
		Capital	Air, water, land, biological environment and socioeconomic environment	8.36	
		O&M	Air, water and Noise Monitoring	1.08	
35.	Environmental Management plan Budget during Operation phase	<b>Component</b>	<b>Details</b>	<b>Capital (Rs. in Lakh)</b>	<b>O&amp;M (Rs. in Lakh /Y)</b>
		Storm Water	--	--	--
		Sewage treatment	STP	37	9.75
		RWH	Recharge pits	9	4.50
		Solid Waste	OWC	18.76	10.545
		Swimming Pool	--	--	--
		Hazardous waste	--	--	--
		e-waste	Handed over to Authorized agency	--	--
		Green Belt Development	Landscape development	27.10	5.56
		Energy saving	Solar water heating + Solar PV	45.33	1.49
		Environmental Monitoring	EMP costing	MoEF&CC approved laboratory	8.36
Disaster	DMP Budgetary	266.39	46.105		

		Management	Allocation		
		Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
36.	Traffic Management	4-Wheeler	239 NOS	239 NOS	For Car: 12.50 m
		2-Wheeler	1223 Nos.	1223 Nos.	For Scooter: 2 m

3. Proposal is an expansion of existing construction project. PP had obtained earlier EC dated 25.03.2020 for total BUA of 48375.05 m<sup>2</sup>. Proposal has been considered by SEIAA in its 234<sup>th</sup> & 243<sup>rd</sup> (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. 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.
2. PP to submit the UGT section details.
3. PP to submit the refugee area calculations for south-west & north-west side.
4. PP to submit HT Line NOC from MSETCL.
5. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-31089.64 m<sup>2</sup>, Non-FSI-13,512.00 m<sup>2</sup>, Total BUA-44,601.64 m<sup>2</sup>. (Plan approval-BP/Environment/Charoholi/03/2021, dated-26.10.2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during

construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental

protection measures required, if any.

- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

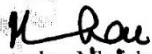
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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

  
Manisha Patankar Mhaikar  
(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.

Validity unknown

Digitally signed by Manisha Patankar Mhaikar  
Member Secretary

Date: 6/9/2022 1:02:49 PM

## Annexure 2: Monitoring Report

### Ambient Air Quality Monitoring Report



**EHS MATRIX**  
PRIVATE LIMITED

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

#### TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Dec/R-398</b>	<b>Issue Date</b>	<b>16/12/2023</b>
<b>Name and Address of Customer</b>	<b>M/s" Osiyan County"</b> Gat No. 492/1, 492/2, 492/3, 493/1, 493/2, 494/1, 494/2, Charholibudruk, Tal.- Haveli, District Pune by M/s. D R Gavhane Landmarks LLP.		
<b>Sample Name</b>	Air	<b>Sample Description</b>	Ambient Air
<b>Date of Sampling</b>	08/12/2023	<b>Sampling duration</b>	1440 Min
<b>Sampling Location</b>	Near Entrance	<b>Sampling Procedure</b>	CPCB Guideline for measurement of Ambient Air pollutants Volume I
<b>Dry bulb temperature</b>	32°C	<b>Wet bulb temperature</b>	26°C
<b>Relative Humidity</b>	50 %	<b>Sampling done by</b>	EHS Matrix Pvt Ltd, Pune
<b>Start Date of Analysis</b>	11/12/2023	<b>End Date of Analysis</b>	16/12/2023

#### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	19.0	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	22.4	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	63.8	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	33.9	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.58	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	15.0	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

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



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

Page 01 of 01

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

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

📍 **Branch Office Address :**  
 1151, E-ward, Saroj Sankul, Flat No. B-204,  
 Near Swayamsiddha Trust Building,  
 Sykes Extension, Kolhapur - 415116  
 ☎️ +91 98343 07334 / +91 90961 85285

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



# EHS MATRIX

PRIVATE LIMITED

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

## TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Dec/R-399</b>	<b>Issue Date</b>	<b>16/12/2023</b>		
<b>Name and Address of Customer</b>	<b>M/s" Osiyan County"</b> Gat No. 492/1, 492/2, 492/3, 493/1, 493/2, 494/1, 494/2, Charholibudruk, Tal.- Haveli, District Pune by M/s. D R Gavhane Landmarks LLP.				
<b>Sample Name</b>	Air	<b>Sample Description</b>	Ambient Air		
<b>Date of Sampling</b>	08/12/2023	<b>Sampling duration</b>	1440 Min		
<b>Sampling Location</b>	Within Site	<b>Sampling Procedure</b>	CPCB Guideline for measurement of Ambient Air pollutants Volume I		
<b>Dry bulb temperature</b>	32°C	<b>Wet bulb temperature</b>	26°C		
<b>Relative Humidity</b>	50 %	<b>Sampling done by</b>	EHS Matrix Pvt Ltd, Pune		
<b>Start Date of Analysis</b>	11/12/2023	<b>End Date of Analysis</b>	16/12/2023		
<b>Results</b>					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	19.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	25.0	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	71.0	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	38.5	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.51	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	19.0	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	
<b>Remark-</b> All above results is within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



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

Page 01 of 01

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

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

Branch Office Address :  
1151, E-ward, Saroj Sankul, Flat No. B-204,  
Near Swayamsiddha Trust Building,  
Sykes Extension, Kolhapur - 415116  
+91 98343 07334 / +91 90961 85285

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



## Noise Monitoring Report



**EHS MATRIX**  
PRIVATE LIMITED

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

### TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Dec/R-400</b>	<b>Issue Date</b>	<b>16/12/2023</b>		
<b>Name and Address of Customer</b>	<b>M/s" Osiyan County"</b> Gat No. 492/1, 492/2, 492/3, 493/1, 493/2, 494/1, 494/2, Charholibudruk, Tal.- Haveli, District Pune by M/s. D R Gavhane Landmarks LLP.				
<b>Sample Name</b>	Noise	<b>Sample Description</b>	Ambient Noise		
<b>Date of Sampling</b>	08/12/2023	<b>Sampling duration</b>	Spot Time		
<b>Sampling done by</b>	EHS Matrix Pvt. Ltd., Pune.				
<b>Results</b>					
Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Entrance	50.6	40.9	55/45	CPCB Guideline
2.	Within Site	41.8	41.5		
<b>Remark-</b> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB.					



  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

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

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

Branch Office Address :  
1151, E-ward, Saroj Sankul, Flat No. B-204,  
Near Swayamsiddha Trust Building,  
Sykes Extension, Kolhapur - 415116  
+91 98343 07334 / +91 90961 85285

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

## Drinking Water Analysis Report



**EHS MATRIX**  
PRIVATE LIMITED

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

### TEST REPORT

<b>Report No:</b>	EHSM/2023/Dec/R-401	<b>Issue Date</b>	16/12/2023
<b>Name and Address of Customer</b>	M/s" Osiyan County" Gat No. 492/1, 492/2, 492/3, 493/1, 493/2, 494/1, 494/2, Charholibudruk, Tal.- Haveli, District Pune by M/s. D R Gavhane Landmarks LLP.		
<b>Sample Name</b>	Water	<b>Sample Description</b>	Drinking Water
<b>Date of Sampling</b>	08/12/2023	<b>Sampling Time</b>	13.00 PM
<b>Sampling Location</b>	Water Tank for construction Workers	<b>Sampling Procedure</b>	APHA 1060
<b>Sampling done by</b>	EHS Matrix Pvt. Ltd., Pune.	<b>Sample Quantity</b>	02 L
<b>Start Date of Analysis</b>	11/12/2023	<b>End Date of Analysis</b>	16/12/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications IS10500:2012	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B ,23 <sup>rd</sup> Ed.2017
2	Turbidity	<1.0	NTU	Max 1	APHA 2130 B, 23 <sup>rd</sup> Ed.2017
3	pH at 25 <sup>o</sup> C	7.30	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
4	EC at 25 <sup>o</sup> C	196	μS/cm	--	APHA 2510 B, 23 <sup>rd</sup> Ed.2017
5	Total Dissolved Solids TDS	91.0	mg/L	Max 500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
6	Total Hardness (as CaCO <sub>3</sub> )	66.0	mg/L	Max 200	IS 3025 (Part 21)
7	Total Alkalinity (as CaCO <sub>3</sub> )	58.0	mg/L	Max 200	IS 3025 (Part 23)
8	Sulphate (as So <sub>4</sub> )	10.0	mg/L	Max 200	IS 3025 (Part 24)
9	Chloride ( as Cl)	18.0	mg/L	Max 250	APHA 4500 Cl-, 23 <sup>rd</sup> Ed.2017
10	Calcium (as Ca)	12.0	mg/L	Max 75	IS 3025 (Part 40)
11	Magnesium (as Mg)	<5.0	mg/L	Max 30	IS 3025 (Part 46)
12	Nitrate( as NO <sub>3</sub> )	<1.0	mg/L	Max 45	APHA 4500 NO <sub>3</sub> , 23 <sup>rd</sup> Ed.2017
13	Fluoride (as F)	<0.1	mg/L	Max 1.0	APHA 4500 F, 23 <sup>rd</sup> Ed.2017
14	Residual Free Chlorine	0.31	mg/L	Min0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
15	Iron (as Fe)	<0.1	mg/L	Max 0.3	APHA 3111, 23 <sup>rd</sup> Ed.2017
16	Total Coliform	Absent	MPN/100ml	<2	IS1622:1981
17	E. coli	Absent	MPN/100ml	<2	IS1622:1981

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



*Rg*  
**Authorized Signatory**  
**Mr. Rahul Patil**  
**(Director)**  
Page 01 of 01

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

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

📍 **Branch Office Address :**  
1151, E-ward, Saroj Sankul, Flat No. B-204,  
Near Swayamsiddha Trust Building,  
Sykes Extension, Kolhapur - 415116  
☎️ +91 98343 07334 / +91 90961 85285

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

## Soil Analysis Report



**EHS MATRIX**  
PRIVATE LIMITED

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

### TEST REPORT

<b>Report No:</b>	<b>EHSM/2023/Dec/R-402</b>	<b>Issue Date</b>	<b>16/12/2023</b>
<b>Name and Address of Customer</b>	<b>M/s" Osiyan County"</b> Gat No. 492/1, 492/2, 492/3, 493/1, 493/2, 494/1, 494/2, Charholibudruk, Tal.- Haveli, District Pune by M/s. D R Gavhane Landmarks LLP.		
<b>Sample Name</b>	Soil	<b>Sample Description</b>	S1
<b>Date of Sampling</b>	08/12/2023	<b>Sampling Time</b>	14.00 PM
<b>Sampling Location</b>	Within Site	<b>Sampling Procedure</b>	--
<b>Sampling done by</b>	EHS Matrix Pvt Ltd, Pune	<b>Sample Quantity</b>	02 Kg
<b>Start Date of Analysis</b>	11/12/2023	<b>End Date of Analysis</b>	16/12/2023

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			
	a) Sand	37	%	Manual Of Soil Testing
	b) Silt	21	%	
	c) Clay	42	%	
2	pH at 25°C	7.19	--	IS 2720(Part 26) 1987
3	EC at 25°C	374	µS/cm	IS 14767 : 2000
4	Moisture Content	7.5	%	Manual Of Soil Testing
5	Organic Matter	0.78	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.59	meq/100g	Manual Of Soil Testing
7	Bulk Density	1.35	g/cm <sup>3</sup>	Manual of Soil; Testing
8	Available Phosphorus	20.5	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	141.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	45.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	49.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	19.5	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	1.15	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.5	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	4.2	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	3.5	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	149.0	mg/Kg	Manual of Soil Testing



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

Page 01 of 01

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

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

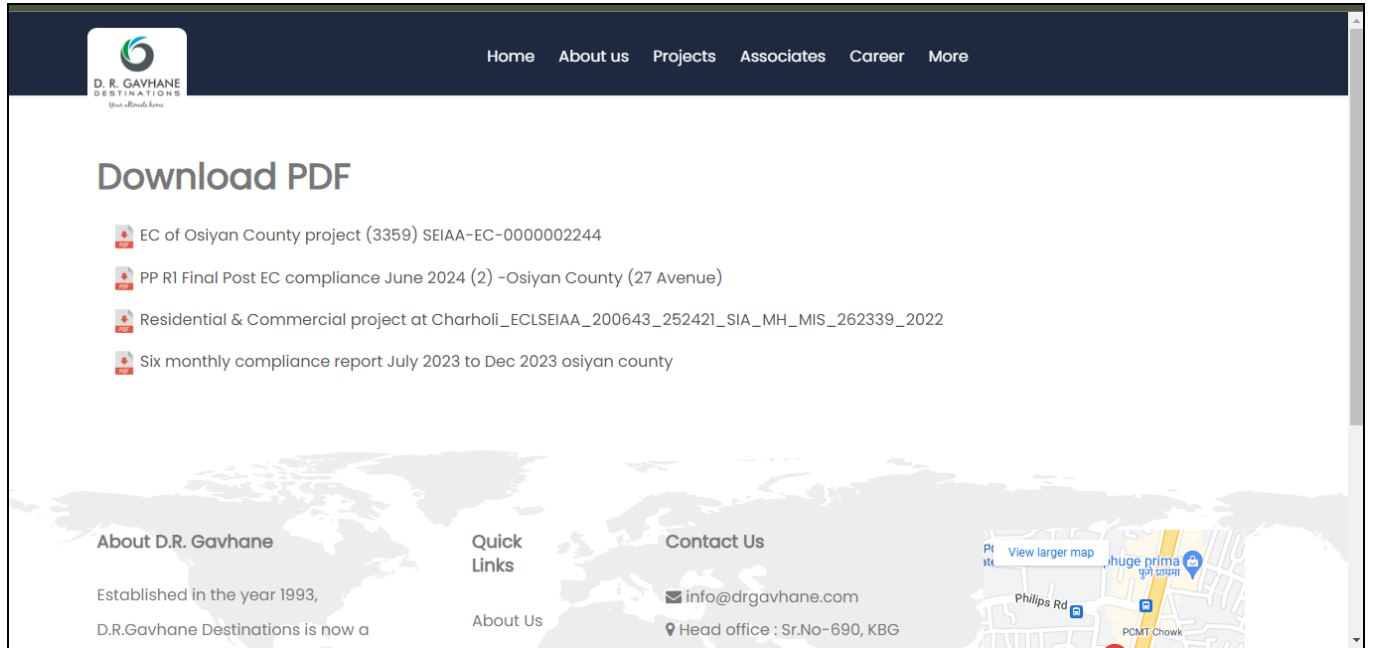
Branch Office Address :  
1151, E-ward, Saroj Sankul, Flat No. B-204,  
Near Swayamsiddha Trust Building,  
Sykes Extension, Kolhapur - 415116  
+91 98343 07334 / +91 90961 85285

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



## Annexure 4: Screenshot of EC uploaded on company Website





<https://drgavhane.com/download.php>



**D. R. GAVHANE DESTINATIONS**  
Your ultimate home

Home About us Projects Associates Career More


### Download PDF

-  EC of Osiyan County project (3359) SEIAA-EC-000002244
-  PP R1 Final Post EC compliance June 2024 (2) -Osiyan County (27 Avenue)
-  Residential & Commercial project at Charholi\_ECLSEIAA\_200643\_252421\_SIA\_MH\_MIS\_262339\_2022
-  Six monthly compliance report July 2023 to Dec 2023 osiyan county

**About D.R. Gavhane**  
Established in the year 1993,  
D.R.Gavhane Destinations is now a

**Quick Links**  
About Us

**Contact Us**  
✉ info@drgavhane.com  
📍 Head office : Sr.No-690, KBG

 View larger map  
huge prima  
Philips Rd  
PCMT Chowk