

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION No. 10 /2022 (WZ)**

Dr. Adinath Bhujaballi KuchanurApplicant

Versus

MoEF&CC & Ors. Respondents

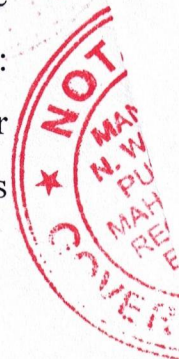
**ADDITIONAL AFFIDAVIT IN REPLY ON BEHALF OF
MAHARASHTRA POLLUTION CONTROL BOARD i.e.
RESPONDENT NO. 3.**

I, Manchak Jadhav, aged about Adult, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pimpri Chinchwad, having office address at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I am filing this Additional Affidavit in Reply in compliance with the order dated 22/01/2025 passed by this Hon'ble National Green Tribunal, wherein it was directed to submit clarification whether the Consent to Establish and Consent to Operate are required if the total Built-up Area (BUA) of the project is below 20,000 square meters.
- (2) I say and submit that the Respondent No. 6 - Project Proponent M/s. R Retail Ventures Private Limited has

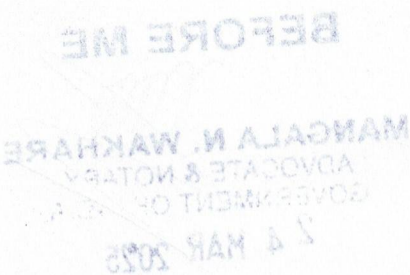
initially applied for Environment Clearance (EC) to the State Level Environment Impact Assessment Authority (SEIAA) for the construction project located at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune for Total Plot Area – 95,516.12 sq. mtrs. and proposed Total Built-Up Area – 4,91,315.37 Sq. mtrs. however, SEIAA has granted Environment Clearance on 30/04/2021 for- FSI area - 2848.97 sq. mtrs, Non FSI: 16896.93 sq. mtrs, BUA: 19745.9 sq. mtrs (Restricted as per CC). A copy of Environment Clearance dated 30/04/2021 is annexed herewith as an **Annexure-I**.

- (3) I say and submit that the Respondent No.6- Project Proponent, after obtaining Environment Clearance has applied for Consent to Establish to Maharashtra Pollution Control Board (MPCB) on 11/08/2021 for Total Plot Area- 95,516.12 Sq. mtrs. and for proposed Total Built-Up Area – 4,91,315.37 Sq. mtrs. The potential of project is more than 20,000 Sq. mtrs and EC is granted for restricted BUA: 19745.9 sq. mtrs. Accordingly, MPCB has granted Consent to Establish on 24/04/2022 for restricted BUA: 19745.9 sq. mtrs as per EC, which was valid upto commissioning of the project or up to 5 years whichever is earlier. A copy of Consent to Establish dated 24/04/2022 is annexed herewith as an **Annexure-II**.
- (4) I say and submit that the Respondent No. 6 -Project Proponent has obtained revised Environment Clearance from SEIAA for the construction project on 15/09/2022 for Total Plot Area -



95516.12 sq.mtrs. and approved Total Built-Up Area - 4,91,315.37 Sq. mtrs. A copy of Environment Clearance dated 15/09/2022 is annexed herewith as an **Annexure-III**.

- (5) I say and submit that the Respondent No. 6 -Project Proponent has obtained expansion Environment Clearance from the SEIAA for the construction project on 21/07/2023 for Total Plot Area – 105190 sq. mtrs. and approved Total Built-Up Area – 7,44,110.0 Sq. mtrs. A copy of Environment Clearance dated 21/07/2023 is annexed herewith as an **Annexure-IV**.
- (6) I say and submit that the Respondent–MPCB has granted Consent to Establish for expansion to Respondent No. 6 - Project Proponent for the construction project on 07/11/2023 for Total Plot Area – 95,516.12 Sq. mtrs. for Total Built-Up Area 4,91,315.37 Sq. mtrs which is valid upto commissioning of the project or up to 5 years whichever is earlier. A copy of Consent to Establish for expansion dated 7/11/2023 is annexed herewith as an **Annexure-V**.
- (7) I say and submit that the Respondent–MPCB has granted Consent to Establish for expansion to Respondent No. 6 - Project Proponent for the construction project on 14/12/2023 for Total Plot Area – 1,05,190.0 Sq. mtrs. for remaining Built-Up Area 252794.43 sq. mtrs. of total BUA of 7,44,110 Sq. mtrs which is valid upto commissioning of the project or up to 5 years whichever is earlier. A copy of Consent to Establish



for expansion dated 14/12/2023 is annexed herewith as an **Annexure-VI.**

- (8) I say and submit that the Central Pollution Control Board has classified building and construction projects, having BUA upto 20,000 sq.mtrs. and wastewater generation \geq 50 KLD under consent regime vide letter dated 12/01/2021, Project Proponent has applied for consent, wherein, it was mentioned that the generation of wastewater is more than 50 KLD. Therefore, it is mandatory on the part of Respondent No.6- Project Proponent to obtain Consent to Establish and Consent to Operate from the Respondent-MPCB.

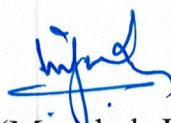
- (9) Hence this Affidavit.

Solemnly affirmed on this 24th day of March, 2025 at Pune.


I know the affiant

For and on behalf of Maharashtra
Pollution Control Board i.e.
Respondent No. 3.

ADVOCATE


(Manchak Jadhav)
Sub-Regional Officer,
MPCB, Pimpri Chinchwad

BEFORE ME


MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
24 MAR 2025



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/53534/2020
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 30.04.2021.

To
 M/s. R Retail Ventures Private Limited,
 CTS. No. 4510, 4510/1, 4513 Chinchwad,
 Pune.

Subject : Environment Clearance for Proposed residential & commercial township
 Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s. R
 Retail Ventures Private Limited.

Reference : Application no. SIA/MH/MIS/53534/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 114th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| | | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Proposal Number | SIA/MH/NCP/53534/2020 | |
| Name of Project | Environment clearance for proposed residential & commercial township Project at CTS.No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited. | |
| Project category | 8(b) Townships and Area Development projects | |
| Type of Institution | Private | |
| Project Proponent | Name | Mr. Sanjay Daga |
| | Regd. Office address | Address-Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400022 |
| Consultant | VK:e Environmental LLP. | |
| Applied for | New Greenfield Project | |
| Details of previous EC | Not Applicable | |
| Location of the project | CTS.No.4510, 4510/1, 4513 Chinchwad, Tal: Haveli, Dist:Pune | |
| Latitude and Longitude | 18° 38'06.92" N 73° 47'51.50"E | |
| Total Plot Area (m2) | 95516.12 | |
| Deductions (m2) | 35823.64 | |
| Net Plot area (m2) | 59692.48 | |
| Proposed FSI area (m2) | 199369.53 | |

| | | | | | |
|---------------------------------------------------|--------------------------------------------------------------------------------|------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Proposed non-FSI area (m2) | 291945.84 | | | | |
| Proposed TBUA (m2) | 491315.37 | | | | |
| TBUA (m2) approved | 491315.37 | | | | |
| Ground coverage (m2) & % | | | | | |
| Total Project Cost (Rs.) | 9240000000/- | | | | |
| Details of Building Configuration: | | | | | Remarks |
| Previous EC / Existing Building | | | Proposed Configuration | | |
| Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) |
| Not applicable as it is fresh project application | | | A1 | 2B+P+21 | 63.90 |
| | | | A2 | 2B+P+21 | 63.90 |
| | | | A3 | 2B+P+21 | 63.90 |
| | | | A4 | 2B+P+21 | 63.90 |
| | | | B1 | 2B+P+21 | 63.90 |
| | | | B2 | 2B+P+21 | 63.90 |
| | | | B3 | 2B+P+21 | 63.90 |
| | | | B4 | 2B+P+21 | 63.90 |
| | | | C1 | 2B+P+21 | 63.90 |
| | | | C2 | 2B+P+21 | 63.90 |
| | | | C3 | 2B+P+21 | 63.90 |
| | | | Club House | G+1 | 8.10 |
| | | | Mall Office Hotel Building | 3B+LG+UG+13 | 69.30 |
| | | | Total number of tenements | No. of Tenants: 1,245 Residential No. of offices: 9 No. of Lease Tenants for Mall – Retail: 171, Anchor: 18, Theatre: 2175 seats, Food stall: 27, Restaurants: 19, FEC: 2, Amphitheatre: 1 No. of hotels rooms: 126 | |
| Water Budget | Dry Season (CMD) | | Wet Season (CMD) | | |
| | Fresh Water | 1382 | Fresh Water | 1382 | |
| | Recycled (Gardening) | 41 | Recycled | 00 | |
| | Swimming Pool | 9 | Swimming Pool | 9 | |
| | Flushing | 1085 | Flushing | 1085 | |
| | Total | 2508 | Total | 2467 | |
| | Wastewater generation | 1803 | Wastewater generation | 1803 | |
| Water Storage Capacity for Firefighting / UGT | 1200 CMD | | | | |
| Source of water | Pimpri Chinchwad Municipal Corporation | | | | |
| Rainwater Harvesting (RWH) | Level of the Ground water table: As per the Hydrogeology survey Report 30-35 m | | | | |
| | Size and no of RWH tank(s) and Quantity: | | | NA | |
| | Quantity and size of recharge pits: | | | 25 nos of size 2mX 2m X 2m | |

| | | | |
|--------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| | Details of UGT tanks if any: | | Residential Fire-600 cum, Domestic- 734cum Flushing- 289 cum Commercial Fire-600 cum, Domestic- 1118cum Flushing- 449 cum |
| Sewage and Wastewater | Sewage generation in CMD: | 1803 | |
| | STP technology: | MBBR | |
| | Capacity of STP (CMD): | Cluster A-325 KLD, Cluster B-310KLD, Cluster C-200 KLD, Retail-465KLD, Office- 310KLD, Hotel- 400 KLD | |
| Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | Dry waste: | 20 | Through Authorized vendor |
| | Wet waste: | 30 | Through Authorized vendor |
| Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | Dry waste: | 6976 | Through Authorized vendor |
| | Wet waste: | 7135 | Through Authorized vendor |
| | Hazardous waste: | NA | NA |
| | Biomedical waste | NA | NA |
| | E-Waste | 35504 Kg/Year | Through Authorized vendor |
| | STP Sludge (dry) | 258 | Dried sludge from STP will be used as manure |
| Green Belt Development | Total RG area (m2): | 10427.38 | |
| | Existing trees on plot: | 540 | |
| | Number of trees to be planted: | 760 | |
| | Number of trees to be cut: | 138 | |
| | Number Trees Retained | 363 | |
| | Number of trees to be transplanted: | 39 | |
| Power requirement: | Source of power supply: | MSEDCL | |
| | During Construction Phase (Demand Load): | 116 KW | |
| | During Operation phase (Connected load): | 22957 KW | |
| | During Operation phase (Demand load): | 13513 KW | |
| | Transformer: | Residential 5 no. 1000KVA, Commercial 2 no of 1250 KVA, 3 no 1600KVA, 3 no 2000KVA, 1 no 1000 KVA | |
| | DG set: | 1 x 1500 kva + 2 x 1010 kva, 1 x 1250 kva, 6 x 1500kva, 3 x 600 kva | |
| | Fuel used: | HSD | |
| Details of Energy | Use of LED with timers/dimmers | For conventional lighting we have | |

| | | | | | |
|----------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|
| saving | comparing with CFL(non-conventional Method) | | proposed 28Watt & for saving we have proposed 18Watt LED light fixtures. Commercial Mall lighting saving is 55.48% & Residential Area Lighting saving is 55.78% Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% | | |
| | use of solar PV panel (conventional Method) | | Installed Capacity of Solar Panel is considered 1% of Demand Load | | |
| | Solar PV Panel + LED Light fittings | | Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% Solar PV | | |
| Environmental Management plan budget during Construction phase | Type | Details | | Cost | |
| | Capital | Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, CER | | 1,00,950,082 | |
| | O & M | Water, Noise, soil,air monitoring | | 10,56,000.00 | |
| Environmental Management plan Budget during Operation phase | Component | Details | | Capital (Rs.) | O&M (Rs./Y) |
| | Sewage Treatment | Treatment of Wastewater | | 62,91,50,00.00 | 85,08,000.00 |
| | Water Treatment | | | NA | NA |
| | RWH | Rain Water Harvesting Pits | | 47,05,080.00 | 2,00,000.00 |
| | Swimming Pool | Swimming pool | | 28,60,000.00 | 2,30,000.00 |
| | Solid Waste | Organic Waste composter | | 14,82,50,00.00 | 38,00,000.00 |
| | Green Belt Development | Landscaping | | 69,87,839.14 | 10,72,800.00 |
| | Energy Saving | Solar PV & Hot Water | | 87,93,000.00 | 4,39,000.00 |
| | HVAC | | | 23,00,000.00 | 3,25,000.00 |
| | Lightning Arrester | | | 10,89,000.00 | 25,000.00 |
| | Environmental Monitoring | Water, Air, Noise monitoring | | - | 4,56,000.00 |
| Parking details | Type | Required as per DCR | Actual Provided | | Area per parking (m2) |
| | 4-Wheeler | 2869 | 2869 | | 115444.91 |
| | 2-Wheeler | 9018 | 9018 | | |
| | Bicycles | 4666 | 4666 | | |

3. The proposal has been considered by SEIAA in its 218th A 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 plantation plan w.r.t compensatory trees proposed to be planted.
2. PP to submit CFO NOC.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. 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.
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 Environment Clearance for- FSI area - 2848.97 m², Non FSI: 16896.93 m² , BUA: 19745.9 m² (Restricted as per CC).

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 off 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 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.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0//UAN No.0000113825/CE/2204001610

Date: 24/04/2022

To,
 R Retail Ventures Pvt Ltd.,
 CTS No. 4510, 4510/1, 4523,
 Chinchwad, Tal. Haveli, Dist. Pune.



Your Service is Our Duty

Sub: Consent to Establish for proposed Residential & Commercial Township project under Red/LSI Category.

- Ref:**
1. Environment Clearance accorded by Env. Dept, GoM vide letter SIA/MH/MIS/53534/2020 dtd. 30/04/2021.
 2. Minutes of Consent Appraisal Committee meeting held on 25/01/2022.

Your application NO. MPCB-CONSENT-0000113825

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.924 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for proposed Residential & Commercial Township project named as R Retail Ventures Pvt Ltd., CTS No. 4510, 4510/1, 4523, Chinchwad, Tal. Haveli, Dist. Pune on Total Plot Area of 95,516.12 SqMtrs for Construction BUA of 19,745.90 SqMtrs as per Specific condition No. B (4) of EC granted dated 30/04/2021 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|---------------------|-------------------|-------------|
| 1 | EC- dtd. 30/04/2021 | 95516.12 | 19745.90 |

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

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|-------|-------------------|--------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Trade effluent | Nil | Nil | Nil |
| 2. | Domestic effluent | 1803 | As per Schedule - I | The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system. |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|-------------|-------------------------------|-----------------|--------------------------|
| S-1 to S-13 | DG Sets of total 12570 kVA | 13 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|-------------------------|----------------|--------------------------------------|------------------------------|
| 1 | Bio-degradable Waste | 7135 Kg/Day | OWC followed by composting facility. | Used as Manure. |
| 2 | Non-biodegradable Waste | 6976 Kg/Day | Segregation | Handed over to Auth. Vendor. |
| 3 | STP Sludge | 258 Kg/Day | Drying | Used as Manure. |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|-----------------------|----------|-------|-----------|------------------------------|
| 1 | 5.1 Used or spent oil | 1300 | Ltr/A | Recycle | By Sale to Auth. reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall submit BG of Rs. 25 Lakh towards compliance of EC and Consent conditions.
15. This Consent is issued without prejudice to the order passed as may be passed by the Hon'ble NGT.



Ashok Shingare

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Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-04-24 18:34:18 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|--------------|--------------------|---------------------------|-------------|-------------------------|
| 1 | 1848000.00 | MPCB-DR-7252 | 11/08/2021 | RTGS |

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad-
3. They are directed to forfeit the Bank guarantee of Rs. 3,34,900/- towards starting of construction work without obtaining consent to establish.



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 2010 CMD with MMBR technology for the treatment of 1803 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|----------------|------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 2508.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

| Stack No. | Stack Attached To | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM |
|-------------|----------------------------|--------------------|-----------------|--------------|----------------|
| S-1 to S-13 | DG Sets of total 12570 kVA | Acoustic enclosure | 7.50 | DIESEL | 1300 Ltr/Hr |

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

| | | |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm ³ |
|-------------------------|---------------|------------------------|

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|-----------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|
| 1 | Consent to Establish | 25 Lakh | 15 days | Towards Compliance of EC & C to E conditions. | Commissioning of the project or 5 years whichever is earlier. | Commissioning of the project or 5 years whichever is earlier. |

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

BG Forfeiture History

| Srno. | Consent (C2E/C2O/C2R) | Amount of BG imposed | Submission Period | Purpose of BG | Amount of BG Forfeiture | Reason of BG Forfeiture |
|--------------|------------------------------|-----------------------------|--------------------------|----------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------|
| 1 | Consent to Establish | 3,34,900 | 15 days | Towards start of construction work without obtaining Consent to Establish. | 3,34,900 | Towards violation for start of construction work without obtaining Consent to Establish. |

BG Return details

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

SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
- d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
- f) D.G. Set shall be operated only in case of power failure.
- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

ENVIRONMENTAL
CLEARANCE

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

To,

The Director
 R RETAIL VENTURES PRIVATE LIMITED
 Runwal Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Sion,
 Mumbai -400022

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/72899/2020 dated 04 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

| | |
|--------------------------------------------|--------------------------------------------------|
| 1. EC Identification No. | EC22B039MH166260 |
| 2. File No. | SIA/MH/MIS/72899/2020 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed residential commercial township project |
| 7. Name of Company/Organization | R RETAIL VENTURES PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 11 Mar 2020 |

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

Date: 15/09/2022

(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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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/72899/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.R RETAIL VENTURES PRIVATE LIMITED,
CTS No.4510, 4510/1,4513 Chinchwad,
Tal -Haveli Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial Township Project at CTS No.4510, 4510/1,4513 Chinchwad, Tal -Haveli Pune by M/s.R RETAIL VENTURES PRIVATE LIMITED

Reference : Application no. SIA/MH/MIS/72899/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 114th & 124th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| | | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Proposal Number | SIA/MH/NCP/53534/2020 | |
| Name of Project | Environment clearance for proposed residential & commercial township Project at CTS.No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited. | |
| Project category | 8(b) Townships and Area Development projects | |
| Type of Institution | Private | |
| Project Proponent | Name | Mr. Sanjay Daga |
| | Regd. Office address | Address-Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400 022 |
| Consultant | VK:e Environmental LLP. | |
| Applied for | New Greenfield Project | |
| Details of previous EC | Not Applicable | |
| Location of the project | CTS.No.4510, 4510/1, 4513 Chinchwad, Tal: Haveli, Dist:Pune | |
| Latitude and Longitude | 18° 38'06.92" N 73° 47'51.50"E | |
| Total Plot Area (m2) | 95516.12 | |
| Deductions (m2) | 35823.64 | |
| Net Plot area (m2) | 59692.48 | |
| Proposed FSI area (m2) | 199369.53 | |
| Proposed non-FSI area (m2) | 291945.84 | |
| Proposed TBUA (m2) | 491315.37 | |
| TBUA (m2) approved | 491315.37 | |
| Ground coverage (m2) & % | | |
| Total Project Cost (Rs.) | 9240000000/- | |

| Details of Building Configuration: | | | | | | Remarks |
|---------------------------------------------------|--------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------|---------|
| Previous EC / Existing Building | | | Proposed Configuration | | | |
| Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | |
| Not applicable as it is fresh project application | | | A1 | 2B+P+21 | 63.90 | |
| | | | A2 | 2B+P+21 | 63.90 | |
| | | | A3 | 2B+P+21 | 63.90 | |
| | | | A4 | 2B+P+21 | 63.90 | |
| | | | B1 | 2B+P+21 | 63.90 | |
| | | | B2 | 2B+P+21 | 63.90 | |
| | | | B3 | 2B+P+21 | 63.90 | |
| | | | B4 | 2B+P+21 | 63.90 | |
| | | | C1 | 2B+P+21 | 63.90 | |
| | | | C2 | 2B+P+21 | 63.90 | |
| | | | C3 | 2B+P+21 | 63.90 | |
| | | | Club House | G+1 | 8.10 | |
| | | | Mall Office | 3B+LG+UG+13 | 69.30 | |
| Hotel Building | | | | | | |
| Total number of tenements | | | No. of Tenants: 1,245 Residential No. of offices: 9 No. of Lease Tenants for Mall – Retail: 171, Anchor: 18, Theatre: 2175 seats, Food stall: 27, Restaurants: 19, FEC: 2, Amphitheatre: 1 No. of hotels rooms: 126 | | | |
| Water Budget | Dry Season (CMD) | | Wet Season (CMD) | | | |
| | Fresh Water | 1382 | Fresh Water | 1382 | | |
| | Recycled (Gardening) | 41 | Recycled | 00 | | |
| | Swimming Pool | 9 | Swimming Pool | 9 | | |
| | Flushing | 1085 | Flushing | 1085 | | |
| | Total | 2508 | Total | 2467 | | |
| | Wastewater generation | 1803 | Wastewater generation | 1803 | | |
| Water Storage Capacity for Firefighting / UGT | | | 1200 CMD | | | |
| Source of water | | | Pimpri Chinchwad Municipal Corporation | | | |
| Rainwater Harvesting (RWH) | Level of the Ground water table: As per the Hydrogeology survey Report 30-35 m | | | | | |
| | Size and no of RWH tank(s) and NA | | | | | |
| | Quantity: | | | | | |
| | Quantity and size of recharge pits: | | | 25 nos of size 2mX 2m X 2m | | |
| Details of UGT tanks if any: | | | Residential Fire-600 cum, Domestic- 734cum Flushing- 289 cum Commercial Fire-600 cum, Domestic- 1118cum Flushing- 449 cum | | | |

| | | | |
|--------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Sewage and Wastewater | Sewage generation in CMD: | | 1803 |
| | STP technology: | | MBBR |
| | Capacity of STP (CMD): | | Cluster A-325 KLD, Cluster B-310KLD, Cluster C-200 KLD, Retail-465KLD, Office- 310KLD, Hotel- 400 KLD |
| Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | Dry waste: | 20 | Through Authorized vendor |
| | Wet waste: | 30 | Through Authorized vendor |
| Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | Dry waste: | 6976 | Through Authorized vendor |
| | Wet waste: | 7135 | Through Authorized vendor |
| | Hazardous waste: | NA | NA |
| | Biomedical waste | NA | NA |
| | E-Waste | 35504 Kg/Year | Through Authorized vendor |
| | STP Sludge (dry) | 258 | Dried sludge from STP will be used as manure |
| Green Belt Development | Total RG area (m2): | | 10427.38 |
| | Existing trees on plot: | | 540 |
| | Number of trees to be planted: | | 760 |
| | Number of trees to be cut: | | 138 |
| | Number Trees Retained | | 363 |
| Power requirement: | Source of power supply: | | MSEDCL |
| | During Construction Phase (Demand Load): | | 116 KW |
| | During Operation phase (Connected load): | | 22957 KW |
| | During Operation phase (Demand load): | | 13513 KW |
| | Transformer: | | Residential 5 no. 1000KVA, Commercial 2 no of 1250 KVA, 3 no 1600KVA, 3 no 2000KVA, 1 no 1000 KVA |
| | DG set: | | 1 x 1500 kva + 2 x 1010 kva, 1 x 1250 kva, 6 x 1500kva, 3 x 600 kva |
| | Fuel used: | | HSD |
| Details of Energy saving | Use of LED with timers/dimmers comparing with CFL(non-conventional Method) | For conventional lighting we have proposed 28Watt & for saving we have proposed 18Watt LED light fixtures. Commercial Mall lighting saving is 55.48% & Residential Area Lighting saving is 55.78% Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient | |

| | | | | |
|----------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| | | | motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% | |
| | use of solar PV panel (conventional Method) | | Installed Capacity of Solar Panel is considered 1% of Demand Load | |
| | Solar PV Panel + LED Light fittings | | Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% Solar PV | |
| Environmental Management plan budget during Construction phase | Type | Details | Cost | |
| | Capital | Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, CER | 1,00,950,082 | |
| | O & M | Water, Noise, soil, air monitoring | 10,56,000.00 | |
| Environmental Management plan Budget during Operation phase | Component | Details | Capital (Rs.) | O&M (Rs./Y) |
| | Sewage Treatment | Treatment of Wastewater | 62,91,50,00.00 | 85,08,000.00 |
| | Water Treatment | | NA | NA |
| | RWH | Rain Water Harvesting Pits | 47,05,080.00 | 2,00,000.00 |
| | Swimming Pool | Swimming pool | 28,60,000.00 | 2,30,000.00 |
| | Solid Waste | Organic Waste compostor | 14,82,50,00.00 | 38,00,000.00 |
| | Green Belt Development | Landscaping | 69,87,839.14 | 10,72,800.00 |
| | Energy Saving | Solar PV & Hot Water | 87,93,000.00 | 4,39,000.00 |
| | HVAC | | 23,00,000.00 | 3,25,000.00 |
| | Lightning Arrester | | 10,89,000.00 | 25,000.00 |
| Environmental Monitoring | Water, Air, Noise monitoring | | 4,56,000.00 | |
| Parking details | Type | Required as per DCR | Actual Provided | Area per parking (m2) |
| | 4-Wheeler | 2869 | 2869 | 115444.91 |
| | 2-Wheeler | 9018 | 9018 | |
| | Bicycles | 4666 | 4666 | |

3. PP has obtained earlier EC dated 30.04.2-21 which was restricted for FSI area- 2848.97 sq.m, Non FSI area-16896.93 sq.m & BUA-19745.90 sq.m Proposal has been considered by SEIAA in its 248th (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. An Architect Certificate shall be submitted stating that since appraisal of the project there is no change in the project.

B. SEIAA Conditions-

1. This EC is subject to final outcome of the Original Application- 10/2022 pending before the Hon'ble NGT.
2. This EC is restricted for building A1, A2, A3, A4, B3 and B4 up to 38.10 m height only as per CFO NOC dated -04.03.2021.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for FSI - 199369.53m², Non FSI- 291945.84 m², Total BUA-491315.37 m². (Plan approval No.BP/EC/Chichwad/01/2020 dated-8/01/2020).

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 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)

14/9/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiska
Member Secretary

Date: 9/15/2022 9:15:04 PM

ENVIRONMENTAL
CLEARANCE

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

To,

The owner

R RETAIL VENTURES PRIVATE LIMITED

Runwal Omkar Square, off Eastern Express way, Sion, Mumbai - 400022 - 400022

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/INFRA2/417521/2023 dated 09 Feb 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. EC Identification No. | EC23B039MH166075 |
| 2. File No. | SIA/MH/INFRA2/417521/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Environment clearance for proposed residential & commercial township Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited. |
| 7. Name of Company/Organization | R RETAIL VENTURES PRIVATE LIMITED |
| 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: 21/07/2023

(e-signed)
 Pravin C. Darade , I.A.S.
 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.

This is a computer generated cover page.

PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417521/2023
 Environment & Climate Change
 Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s.R Retail Ventures Private Limited,
 CTS. No. 4510, 4510/1, 4513,
 Chinchwad, Pune.

Subject : Environment clearance for proposed residential & commercial township
 Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s.R Retail
 Ventures Private Limited.

Reference : Application no. SIA/MH/INFRA2/417521/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 170th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

| | | | |
|-----|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 1. | Proposal Number | SIA/MH/INFRA2/417521/2023 | |
| 2. | Name of Project | Environment clearance for proposed residential & commercial projectbProject at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited. | |
| 3. | Project category | 8(b) Townships and Area Development projects | |
| 4. | Type of Institution | Private | |
| 5. | Project Proponent | Name | Ms. Pallavi Matkari |
| | | Regd. Office address | Address – Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400 022 |
| | | Contact number | 022 – 61133000 |
| | | e-mail | pallavi.matkari@runwal.com |
| 6. | Consultant | VK:e Environmental LLP | |
| 7. | Applied for | Expansion in EC | |
| 8. | Details of previous EC | EC letter received for the project. EC Identification No. - EC22B039MH166260 dated 15.09.2022 For Plot area: 95,516.12 sqm FSI area: 1,99,369.53 sqm Non FSI area: 2,91,945.84 sqm TBAU: 4,91,315.37 sqm | |
| 9. | Location of the project | CTS.No.4510,4510/1, 4513 Chinchwad, Tal: Haveli, Dist: Pune | |
| 10. | Latitude and Longitude | 18° 38'06.92" N 73° 47'51.50"E | |
| 11. | Total Plot Area (m2) | 1,05,190 | |

| | | | | | | | |
|-----|----------------------------------------------------|----------------------------------------------|------------|---------------|---------------|------------|-----------------------------------------------------------------------|
| 12. | Deductions (m2) | 924.46 | | | | | |
| 13. | Net Plot area (m2) | 1,04,265.54 | | | | | |
| 14. | Proposed FSI area (m2) | 5,32,685 | | | | | |
| 15. | Proposed non-FSI area (m2) | 2,11,426 | | | | | |
| 16. | Proposed TBUA (m2) | 7,44,111 | | | | | |
| 17. | TBUA (m2) approved by Planning Authority till date | 1,74,548 sqm | | | | | |
| 18. | Ground coverage (m2) & % | 23,234 – 22% | | | | | |
| 19. | Total Project Cost (Rs.) | 1250 Cr. | | | | | |
| 20. | CER as per MoEF& CC circular dated 01/05/2018 | --- | | | | | |
| 21. | Details of Building Configuration: | | | | | | |
| | Previous EC / Existing Building | Proposed Configuration | | | | | |
| | Reason for Modification / Change | | | | | | |
| | Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | |
| | A1 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 38.10 | A1 | 3B + P + 40 | 130m | Excavation in progress |
| | A2 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 38.10 | A2 | 3B + P + 40 | 130m | 1 Basement added and Vertical expansion. Construction Not yet started |
| | A3 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 38.10 | A3 | 3B + P + 40 | 130m | 1 Basement and Vertical expansion. Construction Not yet started |
| | A4 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 38.10 | -- | -- | -- | Location slightly changed and |

| | | | | | | |
|----|----------------------------------------------|-------|----|-------------|----------|-----------------------------------------------------------|
| | | | | | | changed name as D1, Not initiated |
| B1 | 2B+P+21 | 63.90 | B1 | 2B + P + 37 | 120.55 m | Vertical expansion. Construction upto 19 floors |
| B2 | 2B+P+21 | 63.90 | B2 | 2B + P + 37 | 120.55 m | Vertical expansion. Construction upto 19 floors |
| B3 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 38.10 | B3 | 2B + P + 40 | 130m | Vertical expansion. Basement initiated. |
| B4 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 38.10 | B4 | 2B + P + 40 | 130m | Vertical expansion. Basement initiated. |
| C1 | 2B+P+21 | 63.90 | C1 | 2B + P + 37 | 120.55 m | Vertical expansion. Construction completed upto 21 floors |
| C2 | 2B+P+21 | 63.90 | C2 | 2B + P + 37 | 120.55 m | Vertical expansion. Construction completed upto 21 floors |
| C3 | 2B+P+21 | 63.90 | C3 | 2B + P + 37 | 120.55 m | Vertical expansion. Construction completed upto 21 floors |

| | | | | | | | |
|-------------------------------------|-------------|-------|----------------------------------------|----------------------|-------------|------|----------------------------------------------------------------------------------------------------------------------------|
| | | | | D1 | 2B + P + 40 | 130m | Newly added. Construction Not yet started |
| | | | | D2 | 2B + P + 40 | 130m | Newly added. Construction Not yet started |
| | | | | D3 | 3B + P + 40 | 130m | Newly added. Construction Not yet started |
| | | | | D4. | 3B + P + 40 | 130m | Newly added. Construction Not yet started |
| Club House | G+1 | 8.10 | Club House | 3P+G+3 | 12.5m | 3 | Basement added and Vertical expansion. Construction Not yet started |
| Mall Office Hotel Building | 3B+LG+UG+13 | 63.90 | Mall + Office Building + MLCP | 2B + LG + UG + 27 | 138.75 m | | Hotel building removed MLCP Added 1 Basement removed and vertical expansion. Change in footprint. Construction |

| | | | | | | |
|-----|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------|------|--------------------|
| | | | | | | on Not yet started |
| 22. | Total number of tenements | Residential: No. of Tenements:2643 Commercial: No. of offices: 24x6=144 Retail: 97 Anchor: 18 Theatre: 500 seats (1x7screens) Food stall: 16 Restaurants: 10 FEC: 2 Population:42,062 | | | | |
| 23. | Water Budget | Dry Season (CMD) | | Wet Season (CMD) | | |
| | | Fresh Water | 1985 | Fresh Water | 1985 | |
| | | Recycled (Gardening) | 148 | Recycled | 00 | |
| | | Swimming Pool | 22 | Swimming Pool | 22 | |
| | | Flushing | 1128 | Flushing | 1128 | |
| | | HVAC make up | 305 | HVAC make up | 305 | |
| | | Total | 3588 | Total | 3440 | |
| | | Wastewater Generation | 2744 | Wastewater generation | 2744 | |
| 24. | Water Storage Capacity for Firefighting / UGT | Residential: Fire-1800 cum Commercial Mall: Fire-550 cum Office: Fire-400 cum | | | | |
| 25. | Source of water | Pimpri Chinchwad Municipal Corporation | | | | |
| 26. | Rainwater Harvesting (RWH) | Level of the Ground water table: As per the Hydrogeology survey Report 3-9 m Size and no of RWH tank(s) and Quantity: 485 kld Quantity and size of recharge pits: 25 nos. and size 2m x 2m x 2m Details of UGT tanks if any: NA | | | | |
| 27. | Sewageand Wastewater | Sewage generation in CMD: | | 2744 | | |
| | | STP technology: | | MBBR | | |
| | | Capacity of STP (CMD): | | Total -2755 KLD | | |
| 28. | Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal | | |
| | | Dry waste: | 30 | Through Authorized vendor | | |
| | | Wet waste: | 20 | Through Authorized vendor | | |
| 29. | Solid Waste Management | Type | Quantity (kg/d) | Treatment / disposal | | |
| | | Dry waste: | 6676 | Through Authorized vendor | | |
| | | Wet waste: | 7678 | Through Authorized vendor | | |

| | | | | |
|------------------------|----------------------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| | nt during Operation Phase | Hazardous waste: | NA | NA |
| | | Biomedical waste | NA | NA |
| | | E-Waste | 152 | Through Authorized vendor |
| | | STP Sludge (dry) | 410 | Dried sludge from STP will be used as manure |
| 30. | Green Belt Development | Total RG area (m2): | 10426 sqm | |
| | | Existing trees on plot: | 1095 | |
| | | Number of trees to be retained: | 405 naturally grown retained + 690 newly planted | |
| | | Number of trees to be cut: | 138 | |
| | | Number of trees to be transplanted: | 00 | |
| | | Total trees on site | 3894 | |
| 31. | Power requirement: | Source of power supply: | MSEDCL | |
| | | During Construction Phase (Demand Load): | 717 kW | |
| | | DG set during construction phase | 750 kVA | |
| | | During Operation phase (Connected load): | 48,419KW | |
| | | During Operation phase (Demand load): | 24,081 KW | |
| | | Transformer: | 9 x 1000 kVA 1 x 315 kVA 2 x 1250 kVA 1 x 630 kVA 6 x 2500 kVA | |
| | | DG set: | 500 kVA x 2 no. 400 kVA x 2 no. 320 kVA x 1 no. 600 kVA x 1 no. 810 kVA x 3 nos. 2000 kVA x 2 nos. 1250 kVA x 7 nos. | |
| | | Fuel used: | HSD | |
| 32. | Details of Energy saving | RE 5% of demand load is proposed | | |
| 33. | Environmental Management plan budget during Construction phase | Type | Details | Cost (Rs.) |
| | | Air | Erosion control – dust suppression measures, barricading, Site safety measures, | 5,56,500/- |
| | | Land & water | JCB, Debris & topsoil preservation | 6,97,000/- |
| | | Health and Safety | Labor camp, toilet, Water Tanker & its maintenance | 51,20,000/- |
| | | Health facility | Safety equipment for labour and training | 10,30,000/- |
| | | Fuel consumption | Disinfection and Health Check-ups | 41,250/- |
| | | Environment Management | Environmental Management cell | 36,00,000/- |
| Environment Management | Environmental Monitoring | 7,36,800/- | | |

| | | | | | |
|-----|--------------------------------------------------------------------------------------|---------------------------------------------|---------------------|-----------------|-----------------------|
| 34. | Environmental Management plan Budget during Operation phase | Component | Capital (Rs.) | O&M (Rs./Y) | |
| | | Sewage treatment | 5,95,00,000/- | 98,47,400/- | |
| | | RWH | 1,46,25,000/- | 5,30,000/- | |
| | | Solid Waste | 1,75,00,000/- | 17,35,026/- | |
| | | Green belt development | 4,21,00,000/- | 42,10,000/- | |
| | | Energy saving | 8,93,00,000/- | 44,67,000/- | |
| | | Environmental Monitoring | -- | 3,19,200/- | |
| 35. | Traffic Management | Type | Required as per DCR | Actual Provided | Area per parking (m2) |
| | | 4-Wheeler | 4,759 | 6,097 | 189447 |
| | | 2-Wheeler | 16,444 | 16,444 | |
| 36. | Details of Court cases / litigations w.r.t. the project and project location if any. | NGT Case No.10/2022(WZ) pending for service | | | |

Comparative statement is as below-

| Particulars | EC dated 15th September 2020 | Proposed Expansion | Remarks |
|---------------------------------|------------------------------|--------------------|-------------------------------------------------------|
| Plot area in Sq.m | 95,516.12 | 1,05,190.00 | Increased by 9,673.88 sqm (change of area in PR Card) |
| FSI area in Sq.m | 1,99,369.53 | 5,32,685.00 | Increased by 3,33,315.47 Sq.m |
| Non FSI area in Sq.m | 2,91,945.84 | 2,11,426.00 | Decreased by 80,519.84 Sq.m |
| Total Construction area in Sq.m | 4,91,315.57 | 7,44,111.00 | Increased by 2,52,795.43Sq.m |

| Previous EC dated 15.09.2022 | | | Proposed Configuration | | | Remarks |
|------------------------------|-------------------------------------------------|------------|------------------------|---------------|------------|------------------------|
| Building | Configuration | Height (m) | Building | Configuration | Height (m) | |
| A1 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 63.90 | A1 | 3B + P + 40 | 130 | Excavation in progress |

| | | | | | | |
|------------|-------------------------------------------------|-------|------------|-------------|--------|-----------------------------------------------------------------------|
| A2 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 63.90 | A2 | 3B + P + 40 | 130 | 1 Basement added and Vertical expansion. Construction Not yet started |
| A3 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 63.90 | A3 | 3B + P + 40 | 130 | 1 Basement and Vertical expansion. Construction Not yet started |
| A4 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 63.90 | -- | -- | -- | Location slightly changed and changed name as D1, Not initiated |
| B1 | 2B+P+21 | 63.90 | B1 | 2B + P + 37 | 120.55 | Vertical expansion. Construction upto 19 floors |
| B2 | 2B+P+21 | 63.90 | B2 | 2B + P + 37 | 120.55 | Vertical expansion. Construction upto 19 floors |
| B3 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 63.90 | B3 | 2B + P + 40 | 130.00 | Vertical expansion. Basement initiated. |
| B4 | 2B+P+21 (Restricted as per Fire NOC 2B+P+11) | 63.90 | B4 | 2B + P + 40 | 130.00 | Vertical expansion. Basement initiated. |
| C1 | 2B+P+21 | 63.90 | C1 | 2B + P + 37 | 120.55 | Vertical expansion. Construction completed upto 21 Floors |
| C2 | 2B+P+21 | 63.90 | C2 | 2B + P + 37 | 120.55 | Vertical expansion. Construction completed upto 21 Floors |
| C3 | 2B+P+21 | 63.90 | C3 | 2B + P + 37 | 120.55 | Vertical expansion. Construction completed upto 21 Floors |
| -- | | | D1 | 2B + P + 40 | 130.00 | Newly added. Construction Not yet started |
| -- | | | D2 | 2B + P + 40 | 130.00 | Newly added. Construction Not yet started |
| -- | | | D3 | 3B + P + 40 | 130.00 | Newly added. Construction Not yet started |
| -- | | | D4 | 3B + P + 40 | 130.00 | Newly added. Construction Not yet started |
| Club House | G+1 | 8.10 | Club House | 3B+G+3 | 12.50 | 3 Basement added and Vertical expansion. Construction Not yet started |

| | | | | | | |
|----------------------------------------|-----------------|-------|----------------------------------------|-------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Mall + Office +Hotel Building | 3B+LG+UG+1 3 | 63.90 | Mall + Office Building + MLCP | 2B + LG + UG + 27 | 138.75 | Hotel building removed MLCP Added 1 Basement removed and vertical expansion. Change in footprint. Construction Not yet started |
|----------------------------------------|-----------------|-------|----------------------------------------|-------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------|

| Sr. No. | Particular | Details as per previously granted EC 15.09.2022 | Details as per expansion in project | Remarks |
|---------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1 | No. Of Building (No's) | Residential = 11 Commercial = 01 Club house = 01 Hotel = 01 | Residential = 14 Commercial = 01 Club house = 01 MLCP = 01 | Residential Buildings increased by 3 nos. Hotel building removed MLCP added |
| 2 | No. of units | Tenements: 1245 nos. Office: 09 nos. Retail: 171 nos. Anchor: 18 nos. Theatre: 01 (500 seats) Food stall: 27 nos. Restaurants: 19 FEC: 2 nos. Amphitheatre: 01 no. Hotel: 1 (126 rooms) | Tenements: 2643 nos. offices: 144 nos. Retail shops : 97 nos. Anchor shops: 18 nos. Theatre: 01 (500 seats) Food stall: 16 nos. Restaurants: 10 FEC: 2 nos. -- -- | No. of Tenements increased by 1,398 nos. No. of shops and offices increased Amphitheatre and Hotel Building removed |
| 3 | Population (No's) | 38,712 | 42,062 | Increased by 3,350 nos. |
| 4 | Fresh Water Requirement (KLD) | 1382 | 1985 | Increased by 603 KLD |
| 5 | Sewage Generation (KLD) | 1803 | 2744 | Increased by 941 KLD |
| 6 | STP (KLD) | 2010 (6 STPs) | 2755 KLD (7 STPs) | Increased by 745 KLD |

3. The proposal has been considered by SEIAA in its 261st (Day-3) meeting held on 14.06.2023 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 shuffle the entry and exit for smooth vehicular movement in consonance with traffic direction.
2. PP to ensure to recharge of incremental run off rain water harvesting by minimum 100%.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 10441m² on ground. Local Planning authority to ensure the compliance of the same.
2. This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI-532685 m², Non FSI-211425m², Total BUA-744110.00 m². (Plan approval No BP/EC/Chinchwad/02/2023, Dated 07/02/2023)

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. 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.
- 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 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.
- 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.

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 parivesh.nic.in
- XII. 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.

- XIII. 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.



Pravin Darade
(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 Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 7/21/2023 5:12:10 PM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000154969/CE/2311000660

Date: 07/11/2023

To,
R Retail Ventures Pvt Ltd.,
CTS No. 4510, 4510/1, 4523,
Chinchwad, Tal. Haveli, Dist. Pune.



Sub: Grant of Consent to Establish for Expansion of proposed Residential & Commercial Township project under Red/LSI Category.

- Ref:**
1. Environment Clearance accorded by Env. Dept, GoM vide letter SIA/MH/MIS/53534/2020 dtd. 30/04/2021.
 2. Consent to Establish for Expansion proposed Residential & Commercial Township project accorded by the Board vide letter Format1.0/UAN No. 0000113825/CE//2204001610 dtd. 24/04/2022.
 3. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/72899/2020 dtd. 15/09/2022.
 4. Minutes of Consent Appraisal Committee meeting held on 30/08/2023.

Your application NO. MPCB-CONSENT-0000154969

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

1. **Consent to Establish for Expansion is granted for a period upto Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.888.44 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for Expansion is valid for Residential & Commercial Township project named as R Retail Ventures Pvt Ltd., CTS No. 4510, 4510/1, 4523, Chinchwad, Tal. Haveli, Dist. Pune on Total Plot Area of 95,516.12 SqMtrs for Total Construction BUA of 4,91,315.37 SqMtrs as per specific condition No. B (6) of EC granted dated 15/09/2022 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|-----------------------------|-------------------|-------------|
| 1 | EC- dtd. 30/04/2021 | 95516.12 | 19745.90 |
| 2 | C to E- dtd. 24/04/2022 | 95516.12 | 19745.90 |
| 3 | EC for Exp- dtd. 31/03/2020 | 95516.12 | 491315.37 |

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

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|-------|----------------|--------------------|--------------|----------|
| 1. | Trade effluent | Nil | Nil | Nil |

| Sr No | Description | Permitted | Standards to | Disposal |
|--------------|--------------------|------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | Domestic effluent | 1803 | As per Schedule - I | The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system. |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|------------------|--------------------------------------|------------------------|---------------------------------|
| S-1 to S-3 | DG Sets of 600 kVA x 03 | 03 | As per Schedule -II |
| S-4 to S-5 | DG Sets of 1010 kVA x 02 | 02 | As per Schedule -II |
| S-6 | DG Set of 1250 kVA | 01 | As per Schedule -II |
| S-7 to S-13 | DG Sets of 1500 kVA x 07 | 07 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|--------------|-------------------------|---------------------------|--------------------------------------|------------------------------|
| 1 | Bio-degradable Waste | 7135 Kg/Day | OWC followed by composting facility. | Used as Manure. |
| 2 | Non-biodegradable Waste | 6976 Kg/Day | Segregation | Handed over to Auth. Vendor. |
| 3 | STP Sludge | 258 Kg/Day | Drying | Used as Manure. |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|--------------|-----------------------|-----------------|------------|------------------|------------------------------|
| 1 | 5.1 Used or spent oil | 1300 | Ltr/A | Recycle | By Sale to Auth. reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall extend existing BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



Avinash
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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-11-07 18:40:13 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 500.00 | TXN2301000994 | 11/01/2023 | Online Payment |
| 2 | 1776380.00 | MPCB-DR-21196 | 30/08/2023 | RTGS |

Copy to:

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



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 2010 CMD with MBBR technology for the treatment of 1803 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|----------------|------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 2508.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|-------------|--------------------------|------------------------------|----------------------|-----------------|-----------------------|-----------------|------------|
| S-1 to S-3 | DG Sets of 600 kVA x 03 | Acoustic Enclosure | 30.00 | HSD 150 Ltr/Hr | 1 | SO ₂ | 72 Kg/Day |
| S-4 to S-5 | DG Sets of 1010 kVA x 02 | Acoustic Enclosure | 30.00 | HSD 250 Ltr/Hr | 1 | SO ₂ | 120 Kg/Day |
| S-6 | DG Set of 1250 kVA | Acoustic Enclosure | 30.00 | HSD 150 Ltr/Hr | 1 | SO ₂ | 72 Kg/Day |
| S-7 to S-13 | DG Sets of 1500 x 07 | Acoustic Enclosure | 30.00 | HSD 1400 Ltr/Hr | 1 | SO ₂ | 720 Kg/Day |

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

| | | |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm ³ |
|-------------------------|---------------|------------------------|

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

SCHEDULE-III**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|------------------------------------|-------------------|--------------------------|-----------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|
| 1 | Consent to Establish for Expansion | Rs. 25 Lacs | Extension of existing BG | Towards Compliance of EC & C to E conditions. | Commissioning of the project or 5 years whichever is earlier. | Commissioning of the project or 5 years whichever is earlier. |

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000180543/CE/2312001437

Date: 14/12/2023

To,
 R Retail Ventures Pvt Ltd.,
 CTS No. 4510, 4510/1, 4523,
 Chinchwad, Tal. Haveli, Dist. Pune.



Sub: Grant of Consent to Establish for Expansion of proposed Residential & Commercial Township project under Red/LSI Category.

- Ref:**
1. Environment Clearance accorded by Env. Dept, GoM vide letter SIA/MH/MIS/53534/2020 dtd. 30/04/2021.
 2. Consent to Establish for Expansion proposed Residential & Commercial Township project accorded by the Board vide letter Format1.0/UAN No. 0000113825/CE//2204001610 dtd. 24/04/2022.
 3. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/72899/2020 dtd. 15/09/2022.
 4. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/INFRA2/417521/2023 dtd. 21/07/2023.
 5. Minutes of Consent Appraisal Committee meeting held on 05/12/2023.

Your application NO. MPCB-CONSENT-0000180543

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

1. **The Consent to Establish for Expansion is granted for a period up to Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.326 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for Expansion is valid for Residential and Commercial Township project named as R Retail Ventures Pvt Ltd., CTS No. 4510, 4510/1, 4523, Chinchwad, Tal. Haveli, Dist. Pune on Total Plot Area of 1,05,190 SqMtrs for Construction BUA of 2,52,794.43 SqMtrs out of Total Construction BUA of 7,44,110 SqMtrs as per specific condition No. B (6) EC granted dated 21/07/2023 including utilities and services**

| Sr.No | Permission Obtained | Plot Area (SqMtr) | BUA (SqMtr) |
|-------|-----------------------------|-------------------|-------------|
| 1 | EC- dtd. 30/04/2021 | 95516.12 | 19745.90 |
| 2 | C to E- dtd. 24/04/2022 | 95516.12 | 19745.90 |
| 3 | EC for Exp- dtd. 31/03/2020 | 95516.12 | 491315.37 |

| | | | |
|---|-----------------------------|-----------|-----------|
| 4 | EC for Exp- dtd. 21/07/2023 | 105190.00 | 744110.00 |
|---|-----------------------------|-----------|-----------|

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

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|-------|-------------------|--------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Trade effluent | Nil | Nil | Nil |
| 2. | Domestic effluent | 2716 | As per Schedule - I | The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system. |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|--------------|-------------------------------|-----------------|--------------------------|
| S-1 | DG Set of 320 kVA | 01 | As per Schedule -II |
| S-2 to S-3 | DG Sets of 400 kVA x 02 | 02 | As per Schedule -II |
| S-4 to S-5 | DG Sets of 500 kVA x 02 | 02 | As per Schedule -II |
| S-6 | DG Set of 600 kVA | 01 | As per Schedule -II |
| S-7 to S-9 | DG Sets of 810 kVA x 03 | 03 | As per Schedule -II |
| S-10 to S-16 | DG Sets of 1250 kVA x 07 | 07 | As per Schedule -II |
| S-17 to S-18 | DG Sets of 2000 kVA x 02 | 02 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|-------|-------------------------|----------------|--------------------------------------|------------------------------|
| 1 | Bio-degradable Waste | 7678 Kg/Day | OWC followed by composting facility. | Used as Manure. |
| 2 | Non-biodegradable Waste | 6676 Kg/Day | Segregation | Handed over to Auth. Vendor. |
| 3 | STP Sludge | 258 Kg/Day | Drying | Used as Manure. |

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|-----------------------|----------|-------|-----------|------------------------------|
| 1 | 5.1 Used or spent oil | 1300 | Ltr/A | Recycle | By Sale to Auth. reprocessor |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend existing BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



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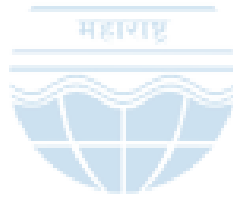
Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-12-14 10:18:20 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 652000.00 | MPCB-DR-21322 | 13/09/2023 | RTGS |

Copy to:

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



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 2755 CMD with MBBR technology for the treatment of 2716 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|----------------|------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 3113.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|--------------|--------------------------|------------------------------|----------------------|--------------------|-----------------------|-----------------|--------------|
| S-1 | DG Set of 320 kVA | Acoustic Enclosure | 3.58 | HSD 120 Ltr/Hr | 1 | SO ₂ | 57.60 Kg/Day |
| S-2 to S-3 | DG Sets of 400 kVA x 02 | Acoustic Enclosure | 4.00 | HSD 300 Ltr/Hr | 1 | SO ₂ | 144 Kg/Day |
| S-4 to S-5 | DG Sets of 500 kVA x 02 | Acoustic Enclosure | 4.50 | HSD 350 Ltr/Hr | 1 | SO ₂ | 168 Kg/Day |
| S-6 | DG Set of 600 kVA | Acoustic Enclosure | 5.00 | HSD 200 Ltr/Hr | 1 | SO ₂ | 96 Kg/Day |
| S-7 to S-9 | DG Sets of 810 kVA x 03 | Acoustic Enclosure | 5.69 | HSD 750 Ltr/Hr | 1 | SO ₂ | 360 Kg/Day |
| S-10 to S-16 | DG Sets of 1250 kVA x 07 | Acoustic Enclosure | 7.07 | HSD 2100 Ltr/Hr | 1 | SO ₂ | 1008 Kg/Day |
| S-17 to S-18 | DG Sets of 2000 kVA x 02 | Acoustic Enclosure | 9.00 | HSD 700 Ltr/Hr | 1 | SO ₂ | 336 Kg/Day |

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

| | | |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm ³ |
|-------------------------|---------------|------------------------|

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



SCHEDULE-III**Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|------------------------------------|-------------------|--------------------------|-----------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|
| 1 | Consent to Establish for Expansion | Rs. 25 Lacs | Extension of existing BG | Towards Compliance of EC & C to E conditions. | Commissioning of the project or 5 years whichever is earlier. | Commissioning of the project or 5 years whichever is earlier. |

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV**Conditions during construction phase**

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.
