

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 29 OF 2022 (WZ)**

Shashikant Vitthal Kamble

.... Applicant

Versus

Ministry of Environment and Forest
& Climate Change and Ors.

.... Respondents

**AFFIDAVIT IN REPLY FOR AND ON BEHALF OF
MAHARASHTRA POLLUTION CONTROL BOARD i.e.
RESPONDENT NO. 8 & 9.**



I, Nitin Shinde, aged about 57 years, occupation – Service, the Sub-Regional Officer of the Maharashtra Pollution Control Board at Pune-I, having office address at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I have perused the papers and proceedings in the above matter. I am conversant with the facts of the case and am able to depose the same. I am filing this affidavit in compliance of the Order dated 3/5/2023 passed by this Hon'ble Tribunal.

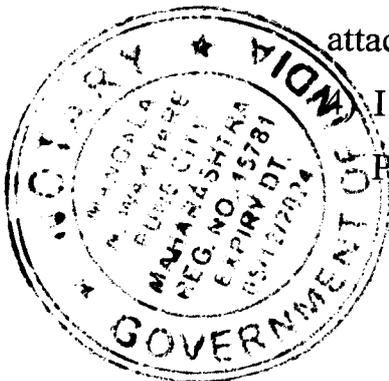
(2) I say and submit that the present Application is filed by the Applicant alleging that the construction of residential & commercial project named "Isle Royal" located at Sr. no. 24, Village: Bavdhan, Taluka: Mulshi, Dist: Pune by Respondent No.15 - M/s Gera Developments Pvt. Ltd. is carried out without obtaining Environmental Clearances and by violation of Environmental Norms.

(3) I say and submit that the Respondent no. 15-PP has obtained Environment Clearances from the State Environment Impact Assessment Authority (SEIAA) for the abovementioned construction project, the details are as under:-

- i. 21/10/2011 - for Total Plot Area 54,900 sq.mtr. for Total Built-up Area 25,109.03 sq.mtr.
- ii. 15/05/2014 - for Total Plot Area 54,900 sq.mtr. for Total Built-up Area 25,769.49 sq.mtr.
- iii. 28/06/2016 - for Total Plot Area 54,900 sq.mtr. for Total Built-up Area 51,292.63 sq.mtr.
- iv. 02/02/2017 - for Total Plot Area 54,062.08 sq.mtr. for proposed Total Built-up Area 54,605.43 sq.mtr.

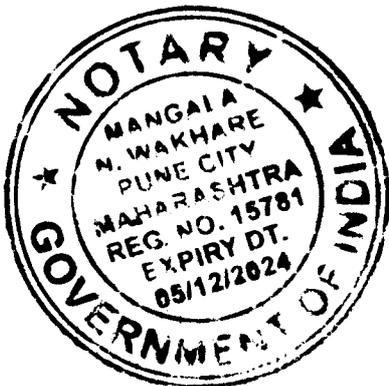
Copies of the above Environment Clearances are collectively attached and annexed as an **Annexure I**.

I say and submit that the Respondent - Maharashtra Pollution Control Board (MPCB) has granted Consent to



Establish for the abovementioned construction project, the details are as under:-

- i. 03/02/2012- for Total Plot Area 54,900 sq.mtr. for Total Built-up Area 25,109.03 sq.mtr. (same is valid upto commissioning of the project or 5 years whichever is earlier) with reference to Environment Clearance dated 21/10/2011. It has been observed that the Respondent No. 15-PP has not obtained Consent to Establish as per the amended Environment Clearance dated 15/05/2014 for Total Built-up Area of 25,769.49 sq.mtr. for Total Plot Area 54,900 sq.mtr.
- ii. 24/04/2017 - Thereafter the Respondent No.15-PP had obtained Consent to Establish for revalidation with expansion for Total Plot Area 54,900 sq.mtr. for Total Built-up Area 51,292.63 sq.mtr. (same is valid upto commissioning of the project or 5 years whichever is earlier) with reference to Environment Clearance dated 28/06/2016.
- iii. Further Respondent No.15-PP had obtained amendment of Consent to Establish for revalidation with expansion on 31/03/2018 for Total Plot Area 54,062.28 sq.mtr. for Total Built-up Area 37720.43 sq.mtr. (same is valid upto commissioning of the project or 5 years whichever is earlier) with reference



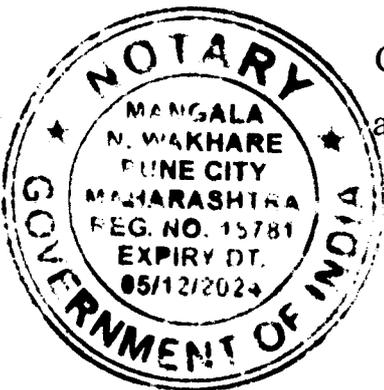
to Environment Clearance dated 28/06/2016 and 02/02/2017.

Copies of the above mentioned Consent to Establish are collectively attached and annexed as an **Annexure II**.

5) I say and submit that the Respondent-MPCB has granted Consent to Operate to the abovementioned construction project, the details are as under :-

- i. Consent to Operate part dated 15/05/2017, which was valid upto 31/01/2018. Consent to Operate 1st Part renewed on 17/05/2019, which was valid upto 31/12/2019 for Total Plot Area 54,900 sq.mtr. for Total Built-up Area 25,769.49 sq.mtr.
- ii. Thereafter Consent to Operate dated 26/02/2020, which was valid upto 30/08/2020. The same was renewed on 31/05/2021, which was valid upto 30/08/2022 for Total Plot Area 54,062.08 sq.mtr. for Total Built-up Area 54,605.43 sq.mtr.
- iii. Further the Consent to Operate renewed as Consent to Operate (Part-I) dated 14/06/2023, which is valid upto 30/08/2024 for Total Plot Area 54,062.08 sq.mtr. for Total Built-up Area 51,512.58 sq.mtr.

Copies of the above Consent to Operate are collectively attached and annexed as an **Annexure III**.



6) I say and submit that this Hon'ble NGT order dated 05/04/2022 has constituted joint committee consisting of State Environment Impact Assessment Authority (SEIAA); Maharashtra; The Central Pollution Control Board (CPCB) & The Maharashtra Pollution Control Board (MPCB) and said Joint Committee has submitted a Joint Committee Report dated 02/05/2023 and same has been taken on record by this Hon'ble NGT.

Solemnly affirmed on this ~~0.1. AUG. 2023~~ 01. AUG. 2023 of August, 2023 at Pune.

I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent Nos.8 & 9.



ADVOCATE

Nitin Shinde
01/VIII/23

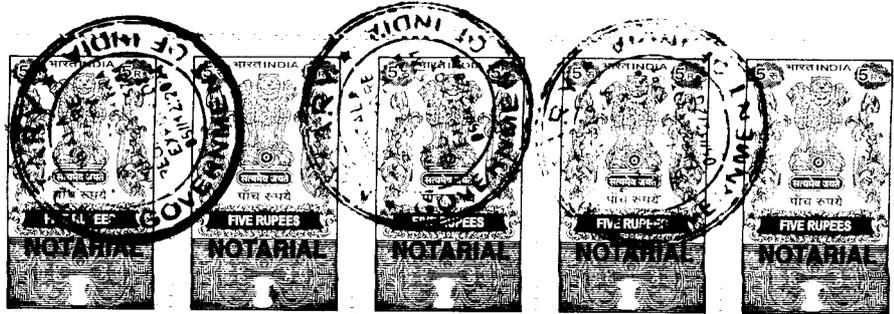
(Nitin Shinde)

Sub-Regional Officer,
MPCB, Pune-I

BEFORE ME

Mangala N. Wakhare
**MANGALA N. WAKHARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA**

01 AUG 2023



File No.: SEAC- 2010/CR.809/TC.3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 21st October, 2011

To,
 M/s. Gera Development Pvt. Ltd.
 200, Gera Plaza, Boat Club Road, Pune - 411 001
 Telephone No. : 020 - 2612 5580/81
 Email: info@gera.in

Subject: - Residential project "Isle Royal" at Bavdhan, Taluka Munshi, District Pune by
 M/s Gera Development Pvt. Ltd. - Environmental clearance regarding.

Sir,

This has reference to your communication dated 27th October, 2010 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 42nd meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 39th Meeting held on 14th/15th September, 2011.

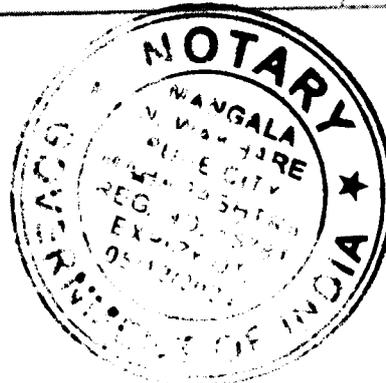
2. It is noted that the proposal is for grant of Environmental Clearance for Residential project "Isle Royal" at Bavdhan, Taluka Munshi, District Pune by M/s Gera Development Pvt. Ltd. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006

Brief Information of the project is summarized as below-

Name of the Project	: "Isle Royale" Residential project		
Project Proponent	: M/s Gera Development Pvt. Ltd.		
Location of the project	: S. No. 24, Bavdhan, Tal. Mulshi, Dist. Pune, State- Maharashtra.		
Type of Project	: Construction Project		
Plot Area	: Total plot area: 54,900 sq. m. Net plot area: 46,479 sq. m.		
Proposed Total built up area	: FSI: 12,341.19 Sq.mt. Non FSI : 12767.84 Sq.mt. Total Construction Built-up Area- 25,109.03 sq.mt		
Estimated cost of the project	: Rs. 52 Cr.		
No. of Buildings	Details	No. of Floors	No. of Tenements
	Semi D Units	Lower Ground + Ground + 2 Upper Floor + Terrace	30 Nos.
	Row House	Lower Ground + Ground + 1 floor + Terrace	18 Nos.

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		Tower 1	Basement + Stilt + 12 Upper Floors	12 Nos.
		Other Units	Ground +1 Floor	7 Nos.
Water Requirement:		<p>Fresh Water : 65 m³/day; Source : PMC</p> <p>Recycled Water : 35 m³/day</p> <ul style="list-style-type: none"> • Flushing : 15 m³/day • Gardening : 41 m³/day • Swimming pool makeup : 14 m³/day • Fire fighting :- 05 m³/day <ul style="list-style-type: none"> • Sewage Generation: 39 m³/day • Capacity of STP: 45 m³/day (SAFF technology) • The treated sewage will be used for flushing and gardening purposes. Excess treated sewage will be drained to sewer line. 		
Rain water Harvesting:		15 Nos. of percolation pits are provided.		
Storm water drainage		<ul style="list-style-type: none"> • Natural water drainage pattern: Slightly contoured land sloping from 100.3 to 78.61 Sec. • Size of SWD : 1000 mm X 750 mm Storm water drain with the slope of 1:200 Such 01 Nos. of discharge points 		
Solid Waste Generation:		<p>Operation Phase</p> <ul style="list-style-type: none"> • Dry quantity :- 45 kg/day • Wet quantity :- 106 kg/day • STP Sludge : 6 kg/day <p>Disposal :</p> <ul style="list-style-type: none"> • Construction debris shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites. • Top soil shall be preserved and reused with in the site for landscaping. • Wet garbage will be treated in a Vermi Composting. • Dry garbage will be handed over to authorized recyclers of PMC. • Dried sludge from STP will be used as manure. • Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by MPCB. 		
Green Belt Development		Green Belt area: 10,259 sq. m. Total 581 nos. of trees will be planted.		
Energy:		<ul style="list-style-type: none"> • Power Requirement: Source of power: M.S.E.D.C.L. • Supply capacity : Connected load : 850.74 kW; Maximum demand : 425 kW • DG set: 2 nos. of DG sets of 250 kVA capacity <p>Energy Conservation:</p> <ul style="list-style-type: none"> • All Fluorescent lights (used in common areas) with Electronic ballast in place of Copper chokes & Tube - T5 type, in place of T8 type, to reduce the power consumption by 10 watts per lamp. • Capacitor Banks with heavy duty compact gas filled capacitors & auto power factor correction panels to be 		

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	connected with LT panels. This is to reduce the power losses caused by low power factor the average power factor to be maintained - 0.95	
	<ul style="list-style-type: none"> Solar lighting system for landscape garden areas, Street lights, Solar water heating for the kitchens 	
Traffic Management:	Vehicle	Parking Nos. Provided
	Cars	169
	Scoters	142
	Cycles	184
	Total	495
Environmental Management Plan:	Construction phase: Capital Cost: Rs. 11.3 Lakhs Operation Phase : <ul style="list-style-type: none"> Capital Cost: Rs. 103.23 Lakhs O & M Cost: Rs. 20.83 Lakhs 	

3. The proposal has been considered by SEIAA in its 39th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan Approving Authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (iii) "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.
- (iv) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (vii) 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.

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- (viii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (ix) Wet garbage 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. Local authority should ensure this.
- (x) Arrangement shall be made that waste water and storm water do not get mixed.
- (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 leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (xiii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xiv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xv) 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.
- (xvi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xvii) 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.
- (xviii) 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.
- (xix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xx) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xxi) 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.
- (xxii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xxiii) Ready mixed concrete must be used in building construction. ???
- (xxiv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxv) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

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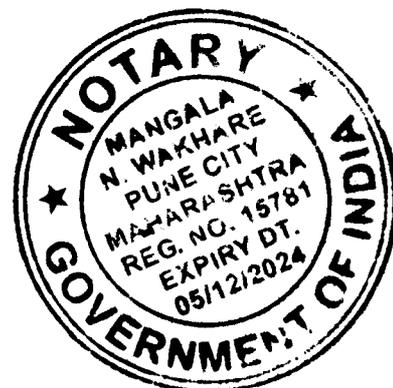

- (xxvii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxviii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxix) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxv) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvi) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxvii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxviii) 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.
- (xxxix) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xl) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xli) 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.

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- (xlii) 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.
- (xliii) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xliv) A complete set of all the documents submitted to Department should be forwarded to the MPCB
- (xlv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvii) 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 and year-wise expenditure should reported to the MPCB & this department.
- (xlviii) 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://envis.maharashtra.gov.in>.
- (xlix) 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.
- (i) 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.
- (ii) 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.
- (iii) 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.
- (iii) 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.
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

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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.

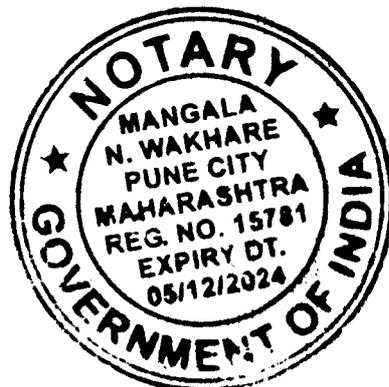
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli - 110 022, if preferred, within 60 days as prescribed under Section 35 of the National Green Tribunal Act, 2010.



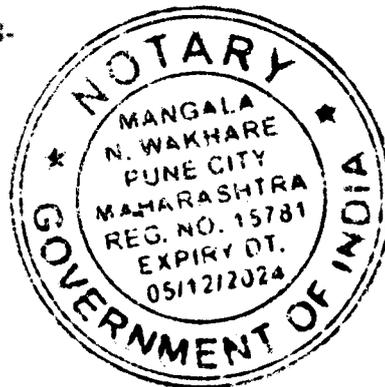
(Valsa R. Var Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram - Ambattur Road, Chennai - 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.



5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016), (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation, Pune.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).



Government of Maharashtra

SEAC-2010/CR.809/TC-3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 15th May, 2014

To,
 M/s. Gera Development Pvt. Ltd.
 200, Gera Plaza, Boat Club Road,
 Pune- 411 001

Subject: - Amendment in EC received for Residential Project "Isle Royale" At survey No.24, Bavdhan, Tal. Mulshi, Dist. Pune by M/s Gera Development Pvt.Ltd

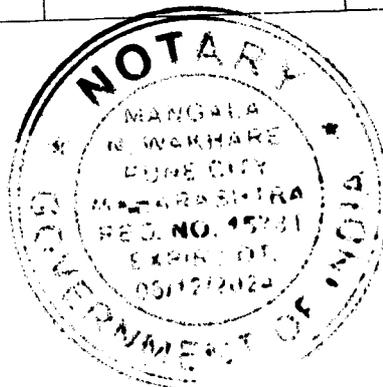
Reference- Even number environment clearance letter dated 21st October, 2011

Sir,

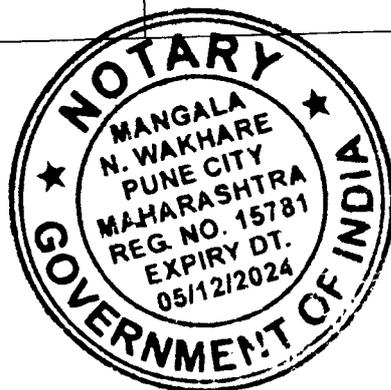
This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC in its 42nd meeting and recommended to SEIAA. SEIAA in its 39th meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC-2010/CR.809/TC-3 dated 21st October, 2011. The amendment proposed in the EC letter is considered in the 69th meeting and noted that amendment is due to marginal increase in floor plate area. Considering the marginal changes and minimal impact on environment SEIAA in its 69th meeting decided to grant the amendment of EC as below-

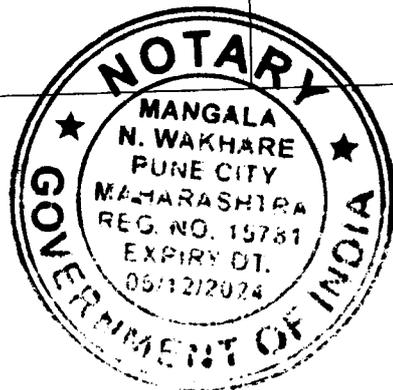
Sr.No	Details	As per EC	Revised	Remarks
1	Name of the project	Residential Project	Residential Project	No Change
2	Project Proponent	M/s. Gera Development Pvt .Ltd	M/s. Gera Development Pvt. Ltd	No change
3	Location of the project	S.No.24, Bavdhan, Tal. Mulshi, Dist. Pune State- Maharashtra	S. No. 24, Bavdhan, Tal. Mulshi, Dist Pune, State Maharashtra.	No Change
4	Type of project	Construction project	Construction project	No Change
5	Plot area (sq.mt)	54900.00	54900.00	No Change



6	Net Plot Area (sq.mt)	46479.00	46479.00	No change
7	Ground Coverage (sq.mt)	5992.56	5673.11	Initially there were 42 villas proposed including Semi D and Row Houses. Now no of villas reduced to 35
8	Permissible FSI (sq.mt)	12981.53	12981.53	No change
9	Proposed FSI (sq.mt)	12341.19	11772.9	Proposed FSI has reduced by 568.29 as the no. of Villas has reduced to 35. Also we have now planned a compact 4 BHK for Tower.
10	Non FSI(sq.mt)	12767.84	13996.59	Non FSI has increased by 1228.75 as Parking demand is increased due to big size Flats.
11	Total Construction Area (Sq.mts)	25109.03	25769.49	The total construction area has increased by 660.46 due to increase in Parking Provision Area.
12	Green belt development	Area of green belt: 10259.00 Sq.mt	Area On Ground : 10260 sq.mts Area On Podium: 1261sq.mts	There is no change in Landscape Area on Ground, Now we have added Green Area on Podium.
		No of Trees : 581 nos.	No of Trees : 581nos	No change



13	Estimated Cost of the project	Rs. 52 cr.	Rs.54 cr.	As the construction area has increased estimated cost of the project has also increased.																																													
14	No. of building	<table border="1"> <tr> <td>Details</td> <td>No. of flrs</td> <td>No. of tenements</td> <td>Details</td> <td>No of floors</td> <td>No of Tenement</td> </tr> <tr> <td>Semi D Units</td> <td>LG+G+2 flrs</td> <td>30</td> <td>Semi D Units</td> <td>LG+G+1</td> <td>10</td> </tr> <tr> <td>Row House</td> <td>LG+G+1</td> <td>18</td> <td>Twin Villas</td> <td>LG+G+2 flrs</td> <td>25</td> </tr> <tr> <td>Tower 1</td> <td>G+1 2 flr</td> <td>07</td> <td>High-rise</td> <td>B1+B2+LG F+15 floors</td> <td>30</td> </tr> </table>	Details	No. of flrs	No. of tenements	Details	No of floors	No of Tenement	Semi D Units	LG+G+2 flrs	30	Semi D Units	LG+G+1	10	Row House	LG+G+1	18	Twin Villas	LG+G+2 flrs	25	Tower 1	G+1 2 flr	07	High-rise	B1+B2+LG F+15 floors	30	<table border="1"> <tr> <td>Sr. No</td> <td>Nos</td> </tr> <tr> <td>4 W</td> <td>169</td> </tr> <tr> <td>2W</td> <td>142</td> </tr> <tr> <td>Cycles</td> <td>184</td> </tr> <tr> <td>Total</td> <td>495</td> </tr> </table>	Sr. No	Nos	4 W	169	2W	142	Cycles	184	Total	495	<table border="1"> <tr> <td>Sr. No</td> <td>Nos</td> </tr> <tr> <td>4 W</td> <td>185</td> </tr> <tr> <td>2W</td> <td>220</td> </tr> <tr> <td>Cycles</td> <td>150</td> </tr> <tr> <td>Total</td> <td>555</td> </tr> </table>	Sr. No	Nos	4 W	185	2W	220	Cycles	150	Total	555	Nomenclature has changed. Semi D units changed to Twin Villa and Row Houses to Semi D. Also earlier Tower had duplex and now it has 2 units per floor
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15	No of Tenements	67	65	No. of tenements have reduced by 2.																																													
16	Parking	Parking statement	Parking statement	--.																																													
17	Water requirement (KLD)	65	69	Water requirement has increased due to added Green Area on Podium.																																													
18	Sewage generation- (KLD)	39	38	Sewage generation has reduced as the no. of tenements have reduced.																																													



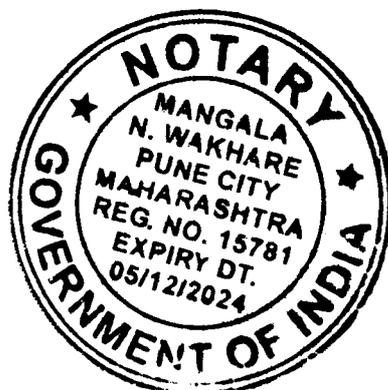
19	STP Capacity (KLD)	45	45	No change
20	Rain water harvesting	15 nos. of Percolation Pits Provided.	15 nos. of Percolation Pits Provided.	No change
21	Solid waste generation (in kg/day)	Biodegradable waste- 106	Biodegradable waste- 102	No. of tenements have reduced.
		Non Biodegradable waste- 45	Non Biodegradable waste- 44	
		STP sludge- 06	STP sludge- 06	
22	Energy	Power requirement: 850.74 KW D.G sets:02	Power Requirement: 1711 Kw D.G Sets: 02	Power requirement has increased due to the change in MSEDCL rules.
23 Environmental Management Plan		Construction Phase:		
		Capital cost: Rs 11.3 lacs.	Capital cost: Rs 11.3 lacs.	No change
		Operation Phase:		
		Capital Cost – Rs. 103.23 lacs.	Capital Cost – Rs. 103.23 lacs	No change
		O& M Cost- Rs. 20.83 lacs/ annually	O& M Cost- Rs. 20.83 lacs/ annually	

Terms and conditions stipulated in even number environment clearance letter dated 21st October, 2011 remains the same.

R. A. Rajeev
(R.A. Rajeev)
Principal Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.



2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune
8. Commissioner, Municipal Corporation Pune
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 17/5/2014)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2015/CR-91/TC-III
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 28th June, 2016

To,
M/s. Gera Developers Pvt. Ltd.
200, Gera Plaza, Boat Club Road,
Pune- 411 001.

Subject: Environment Clearance for proposed expansion project "Isle Royale" at S.No. 24, Bavdhan, Tal- Mulshi, Dist.Pune by M/s. Gera Developers Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 37th meeting and recommend the project for prior environmental clearance to SELAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 97th meeting.

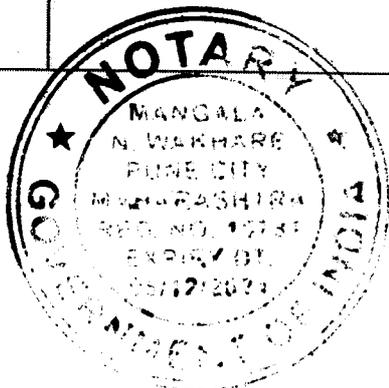
2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

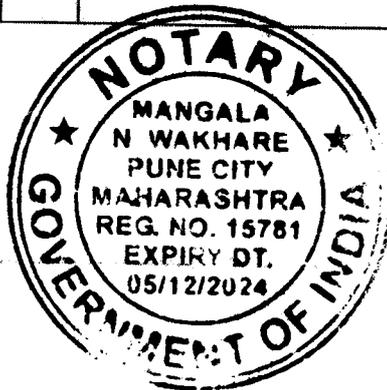
1.	Name of Project	"ISLE ROYALE" S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
2.	Project Proponent	Ms. Sunaina Gera 020 - 26165580 200, Gera Plaza, boat club Road, Pune
3.	Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
4.	Consultant (NABET Accreditation)	NABET Certificate Number: NABET/EIA/1417/RA010
5.	Type of project: Housing project / Industrial Estate /SRA scheme / MHADA / Township or others	Residential (Expansion)
6.	Location of the project	S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
7.	Whether in Corporation / Municipal / other area	Pune Municipal Corporation.
8.	Applicability of the DCR	PMC-DCR
9.	IOD/IOA/Concession document or any other form of document	CC - 3353-14 Dated 05.01.2015 from Building Development Department Zone no.3 PMC



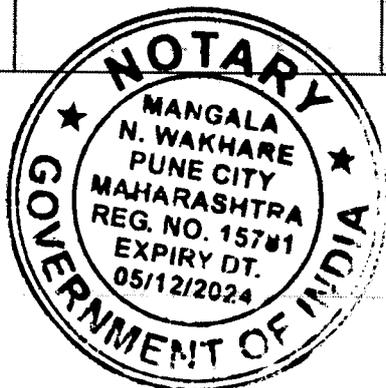
	as applicable (Clarifying its conformity with local planning rules & provision)																																													
10.	Note on the initiated work (If applicable)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011 which was further amended on 15 th May 2014.																																												
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA																																												
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area: 54,900.00 m ² Deductions : 10913.96 m ² Net plot area : 43986.04 m ²																																												
13.	Permissible FSI (including TDR etc.)	39,337.97 m ²																																												
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI : 25124.25 m ² (Existing- 11772.90 m ² Proposed- 13351.35 m ²) Non FSI : 26168.38 m ² (Existing-13996.59 m ² Proposed- 12171.79 m ²) Total : 51292.63 m ²																																												
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	8505.70 m ²																																												
16.	Estimated cost of the project	INR 107 Cr																																												
17.	No. of building & its configuration(s)	<p>1) Existing Buildings</p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>No. of Buildings</th> <th>No. of Floors</th> <th>No. of Flats</th> </tr> </thead> <tbody> <tr> <td>Semi Detach Units</td> <td>10</td> <td>LG+G+1 Floors</td> <td>10</td> </tr> <tr> <td>Twin Villa</td> <td>25</td> <td>LG+G+2 Floors</td> <td>25</td> </tr> <tr> <td>Tower 1</td> <td>1</td> <td>2B+LG+15 Floors</td> <td>30</td> </tr> <tr> <td>Total Existing</td> <td>36</td> <td>-</td> <td>65</td> </tr> <tr> <td>Existing Club house</td> <td>1</td> <td>GF+1 Floor</td> <td>-</td> </tr> </tbody> </table> <p>2) Proposed Buildings</p> <table border="1"> <tbody> <tr> <td>Tower 2</td> <td>1</td> <td>3P+14 Floors</td> <td>14</td> </tr> <tr> <td>Tower 3</td> <td>1</td> <td>3P+15 Floors</td> <td>30</td> </tr> <tr> <td>Block A</td> <td>1</td> <td>2P+3 Floors</td> <td>12</td> </tr> <tr> <td>Total Proposed</td> <td>3</td> <td>-</td> <td>56</td> </tr> <tr> <td>Grand Total</td> <td>39</td> <td></td> <td>121</td> </tr> </tbody> </table>	Building Type	No. of Buildings	No. of Floors	No. of Flats	Semi Detach Units	10	LG+G+1 Floors	10	Twin Villa	25	LG+G+2 Floors	25	Tower 1	1	2B+LG+15 Floors	30	Total Existing	36	-	65	Existing Club house	1	GF+1 Floor	-	Tower 2	1	3P+14 Floors	14	Tower 3	1	3P+15 Floors	30	Block A	1	2P+3 Floors	12	Total Proposed	3	-	56	Grand Total	39		121
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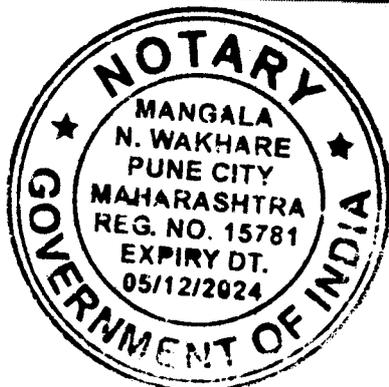
18.	Number of tenements and shops	Tenements Existing =65 Proposed=56 Total= 121
19.	Number of expected residents / users	Existing=325 Proposed=280
20.	Tenement density per hector	22 per hector
21.	Height of the building(s)	Existing=48.80m (max.) Proposed= 48.80 (max.)
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 m wide external road, nearest fire station Kothrud Stand fire station
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m
24.	Existing structure(s)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011
25.	Details of the demolition with disposal (If applicable)	Not Applicable
26.	Total Water Requirement	Residential & Commercial : Existing: Dry season: Source: PMC <ul style="list-style-type: none"> • Freshwater: 54 m³/day • Recycled water (Flushing): 27 m³/day • Recycled water (Gardening): 20 m³/day • HVAC Makeup: NA • Total Fresh water Requirement : 81m³/day • Excess treated water: 22 m³/day • Swimming Pool: 4 m³/day (Through tankers) • Firefighting(Cum): 300 m³ Wet-Season: <ul style="list-style-type: none"> • Freshwater: 54 m³/day • Recycled water(Flushing): 27 m³/day • Recycled water(Gardening):NIL • HVAC Makeup: NA • Total Fresh water Requirement : 81 m³/day • Excess treated water: 37 m³/day • Swimming Pool: 2.5 m³/day (Through tankers) • Firefighting (Cum): 300m³
27.	Details about Swimming Pool:	Dimension of Swimming Pool: -- Main Pool: 4,65,000lit Kids Pool: 80,000lit Balancing Tank:50,000lit



		<p>Jaccuzi:50,000lit Balancing tank for Jaccuzi:2,000lit Total water Requirement: Water requirement for make-up: 4.5cmd</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Attached list Annexure Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs. 89lacs O & M Cost: Rs. 30,000/month</p>
28.	Rain Water Harvesting (RWH)	<p>Residential: Level of the Ground water table: --</p> <ul style="list-style-type: none"> • Size and no of RWH tank(s) and Quantity : NA • Location of the RWH tank(s) :- NA • Size, no of recharge bore well and Quantity: 2mX2mX2m • Recharging Pit with Bore well-- 20 • Grease cum Delisting chamber- NA - • Surface RWH Units: -NA- • Budgetary allocation (Capital cost and O & M cost) Capital Cost :- Rs.6,08,000/- O & M cost :- Rs.44,000 /- annum
29.	UGT tanks	<p>Residential: Domestic UG tank Capacity: 81 m³ Flushing UG tank Capacity: 27m³ Fire UG tank Capacity: 300 m³</p>
30.	Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: - Along with internal road side & as per contour slope of the plot • Quantity of storm water: - 0.42 m³/sec • Size of SWD :- 600mm dia pipe
31.	Sewage and Waste water	<ul style="list-style-type: none"> • Residential: • Sewage generation (CMD): 73.50m³/day • Capacity of STP(CMD): 77 m³ • STP technology: MBBR • Budgetary allocation (Capital cost and O & M cost): <ul style="list-style-type: none"> • Capital Cost: - Rs.14,70,160 • O & M cost: - Rs. 13,22,300
32.	Solid waste Management	<p>Waste generation in the pre-Construction and Construction phase:</p> <ul style="list-style-type: none"> • Waste generation: 25kg/day • Quantity of the top soil to be preserved: 4000 cum • Disposal of the construction waste debris: This material shall be used for back filling and leveling of the road <p>Waste generation in the operation phase</p> <p>Residential:</p> <ul style="list-style-type: none"> • Biodegradable waste: 181.5 kg/day



		<ul style="list-style-type: none"> • Non-Biodegradable : 121kg/day • Hazardous waste: NA • Biomedical waste(Kg/month)(If applicable): Nil • STP sludge: 12 kg/day <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste:- Handed over to SWaCH agency • Wet waste: OWC • E-waste: N.A • Hazardous waste: N. A. • Biomedical waste (Kg/month) (If applicable): • STP sludge: Used as manure <p>Area Requirement: Location: - Total area provided for the storage and treatment of the solid waste: 4.8 m x 2.0 m</p> <p>Budgetary allocation Capital Cost :- Rs. 5.0 Lakh O & M cost :- Rs.0.80 Lakh/annum</p>																																																																								
33.	<p><i>Green Belt Development</i> Mandatory RG area: 4648.07 m² Additional Green area: On Podium: 1261 m²</p> <p>• Number & list of trees species to be planted in the ground RG: 581</p>	<table border="1"> <thead> <tr> <th>S no.</th> <th>Common Name</th> <th>Botanical Name</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Amala</td> <td><i>Phyllanthus emblica</i></td> <td>7</td> </tr> <tr> <td>2</td> <td>Amba/Mango</td> <td><i>Mangifera indica</i></td> <td>27</td> </tr> <tr> <td>3</td> <td>Cassia javanica</td> <td><i>Cassia javanica</i></td> <td>8</td> </tr> <tr> <td>4</td> <td>Cassia fistula</td> <td><i>Cassia fistula</i></td> <td>8</td> </tr> <tr> <td>5</td> <td>Chinch</td> <td><i>Tamarindus indica</i></td> <td>28</td> </tr> <tr> <td>6</td> <td>Chiku/Sapota</td> <td><i>Achras sapota</i></td> <td>10</td> </tr> <tr> <td>7</td> <td>Ficus Panda</td> <td><i>Ficus Panda</i></td> <td>89</td> </tr> <tr> <td>8</td> <td>Ficus Benjamina</td> <td><i>Ficus benjamina</i></td> <td>63</td> </tr> <tr> <td>9</td> <td>Jambhul/Jamun</td> <td><i>Syzigium cumminii</i></td> <td>20</td> </tr> <tr> <td>10</td> <td>Kadunimb</td> <td><i>Azadirachta indica</i></td> <td>40</td> </tr> <tr> <td>11</td> <td>Kadamb</td> <td><i>Anthocephalus kadamba</i></td> <td>30</td> </tr> <tr> <td>12</td> <td>Naral/Coconut</td> <td><i>Cocos nucifera</i></td> <td>40</td> </tr> <tr> <td>13</td> <td>Plumeria alba/Chafa White</td> <td><i>Plumeria alba</i></td> <td>54</td> </tr> <tr> <td>14</td> <td>Plumeria rubra/Chafa Red</td> <td><i>Plumeria rubra</i></td> <td>54</td> </tr> <tr> <td>15</td> <td>Peru/Guava</td> <td><i>Psidium guajava</i></td> <td>10</td> </tr> <tr> <td>16</td> <td>Parijat</td> <td><i>Nectanthus arbor-tristis</i></td> <td>10</td> </tr> <tr> <td>17</td> <td>Ram phal</td> <td><i>Annona reticulata</i></td> <td>20</td> </tr> </tbody> </table>	S no.	Common Name	Botanical Name	Quantity	1	Amala	<i>Phyllanthus emblica</i>	7	2	Amba/Mango	<i>Mangifera indica</i>	27	3	Cassia javanica	<i>Cassia javanica</i>	8	4	Cassia fistula	<i>Cassia fistula</i>	8	5	Chinch	<i>Tamarindus indica</i>	28	6	Chiku/Sapota	<i>Achras sapota</i>	10	7	Ficus Panda	<i>Ficus Panda</i>	89	8	Ficus Benjamina	<i>Ficus benjamina</i>	63	9	Jambhul/Jamun	<i>Syzigium cumminii</i>	20	10	Kadunimb	<i>Azadirachta indica</i>	40	11	Kadamb	<i>Anthocephalus kadamba</i>	30	12	Naral/Coconut	<i>Cocos nucifera</i>	40	13	Plumeria alba/Chafa White	<i>Plumeria alba</i>	54	14	Plumeria rubra/Chafa Red	<i>Plumeria rubra</i>	54	15	Peru/Guava	<i>Psidium guajava</i>	10	16	Parijat	<i>Nectanthus arbor-tristis</i>	10	17	Ram phal	<i>Annona reticulata</i>	20
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18	Tabebuia	<i>Tabebuia rosea</i>	4
19	Wad	<i>Ficus benghalensis</i>	20

- Number & list of tree species to be planted around the border of nallah/steam/ pond (If any): NA
- Total existing trees: 140
- Trees to be retained as it is: 108
- Trees to be transplanted at later stage: 32
- Trees to be cut at later stage: 00
- Number, Size, Age and Species of trees to be cut, trees to be transplanted:

List of trees to be transplanted

S N	Common Name	Quantity
1	Hivar	1
2	Phanasi	9
3	Mahua	4
4	Patang	1
5	Shiras	1
6	Mogari	3
7	Dhaman	5
8	Asana	1
9	Bartondi	1
10	Chilar	5
11	Papadi shiras	1
	Total	32

- NOC for the tree cutting/ transplantation/ Compensatory plantation, if any: NA

Budgetary allocation:

Capital Cost- Rs. 56.42 Lakhs

O&M Cost: Rs. 9.03 Lakhs/annum

34.

Energy

Power Supply:

- Connected Load: 2275.26
Maximum demand: 2027.3kVA

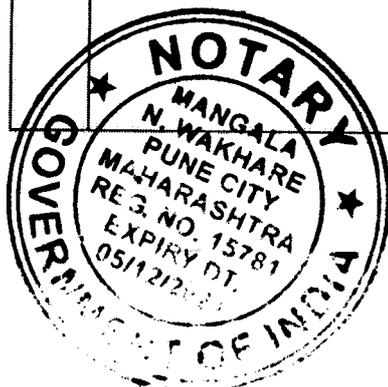
- No of Transformer: 1) Tower T1: 1 No 630 kVA

2) Tower T2 & T3: 1 No 630kVA & 1 No 315 kVA

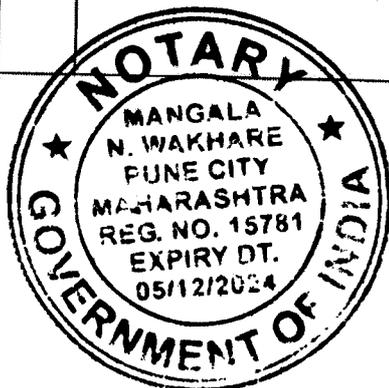
3) 1 No 630kVA Existing Transformer for 18 Nos. Villas + Common load & Proposed load for Block A

4) 1 No 630kVA Transformer for 17 Nos Villas + 315 kVA as per MSEDCL requirement.

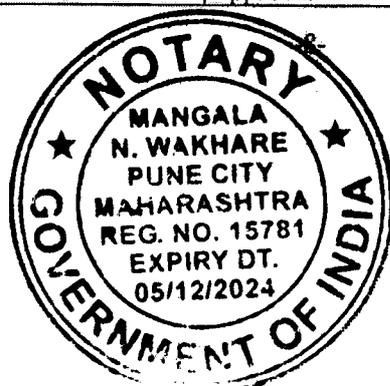
- Total DG power consumption :
DG back up is provided for All common load , Fire fighting load & 7 kW per flat for Tower



	<p>1, 2, 3 & Block A & existing 35 No of villas & common load: 1) Tower 1,2 & 3: Connected load :756.3Kw Required kVA:682.7KVA 2) Block A: Connected load:111.7kW Required kVA:100.8kVA 3) 35 Nos Villas (Existing): Connected load:495kW Required kVA:446.9kVA Common load(Existing): Connected load:92.3 kW Required kVA:83.3kVA</p> <p>D.G. Set shall be provided in case of power failure only</p> <p>Energy saving measures</p> <ul style="list-style-type: none"> • Energy Saving using T5 fixture with Electronic Ballast Against T8, FTL fixture with Electromagnetic ballast for all buildings 42.3 % of saving • Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting 16.67% of saving • Saving in losses using High Efficient Transformer Against Conventional Transformer 14.21% of saving • Energy Saving using Solar Street Lights 13 % of saving • Energy saving using solar for villas & club house is 50.34% of saving. • Compliance of the ECBC guidelines:(Yes/No) (If yes then submit compliance in tabular form): Yes Please find attached sheet <p>Budgetary allocation (Capital cost and O&M cost): Capital Cost: Rs. 135 Lakhs O & M Cost: Rs. =4 Lakhs/annum</p> <p>Number and capacity of the DG sets to be used: 1) 1 No 315kVA & 1 No 125 kVA DG Set (Existing) for 35 Nos Villas 2) 1 No 100kVA DG Set(Existing) for Club house & common load 3) 2 Nos 380 kVA DG set for Tower 1,2 &3 4) 1 No 100kVA DG Set for Block A D.G. Set Capacity shall be provided in case of power failure only. • Type of fuel used: HSD</p>
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35.	Environmental Management plan Budgetary Allocation	Environmental Management plan Budgetary Allocation: During Operation Phase:				
		Sr. No.	Parameter	Set up cost	Operational & Maintenance Cost (per year)	
		1	STP Cost	14.70	13.22	
		2	Swimming Pool	89.00	3.60	
		3	Rain Water Harvesting	60.80	0.44	
		4	Environmental Monitoring	M&EFCC approved laboratory	18.20	
		5	Gardening	56.42	9.03	
		6	Solid waste	5.00	0.80	
		7	Energy Saving	135.00	4.00	
			Total	360.92	49.29	
36.	Traffic Management Parking efficiency statement:					
	Parking efficiency statement					
	Level	Required Equivalent Car Space	Proposed car parking nos. 4W	Required area for proposed park as per NBC norms	Proposed Parking Area (Sq.mt.)	Provided Equivalent Car Space (Sq.mt.)
	A	B	C	D	E	F
	Podium	35	220	7700	8819.29	41.46
	Basement (as per EC)	35	16	560	670	41.80
	Stilt	30	19	570	658	34.63
37.	CRZ/RRZ clearance obtain, if any	N.A				
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	N.A				
Check list for the other necessary approvals						
			Status of the approval	Name of the competent	Date of the	

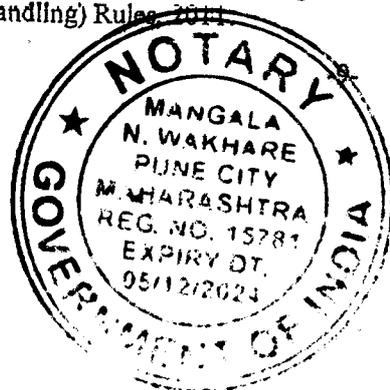


			authority	issued letter
39.	CFO NOC for the above said building structure(s)	NA	NA	NA
40.	HRC NOC for the above said building structure(s) (If applicable)	--	--	---
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	NA	NA
42.	Consent for the water for the above said detail(s)	Received	PMC	17.01.2015
43.	Consent for the drainage for the above said detail(s)	Received	PMC	19.01.2015
44.	Consent for the electric supply for the proposed demand	In process	MSEDCL	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA	NA	NA
46.	Court Order (If applicable)	NA	--	--
47.	Solid Waste NOC	In process	--	--
48.	Bio-Medical Waste NOC	NA	--	---
49.	HT line NOC	Received	MSETC	19.12.2012

3. The proposal has been considered by SEIAA in its 97th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

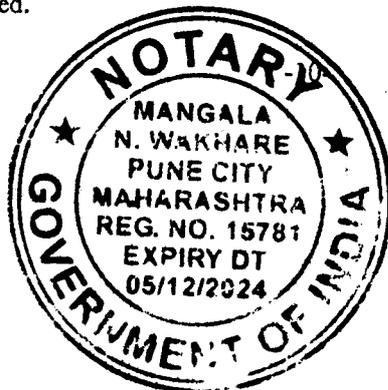
- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.



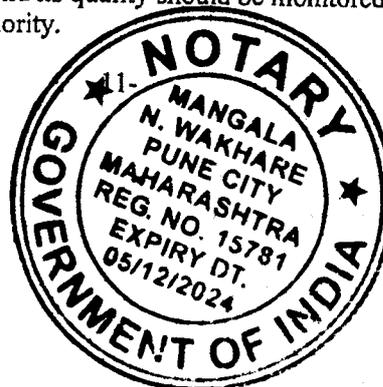
- (iii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including 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.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

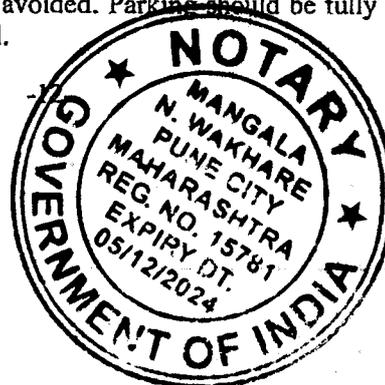
- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary 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.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.



- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.



- (xxii) 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) 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.



- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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 in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage 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. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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 and year-wise expenditure should reported to the MPCB & this department.



- (viii) 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://ec.maharashtra.gov.in>.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.
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. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.



7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental 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.


(S. M. Gavai)

Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on 28/06/2016)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III/2015 /CR-91 /TC-3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Date: 2nd February, 2017.

To,
 M/s. Gera Developments Pvt. Ltd
 . "Isle Royale" At S. No. 24, Bavdhan,
 Taluka Mulshi, Distt. Pune.

Subject: Amendment in Environment clearance for proposed Residential Development "Isle Royale" At S. No. 24, Bavdhan, Taluka Mulshi, Distt. Pune by M/s. Gera Developments Pvt. Ltd

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 51st meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 106th meeting.

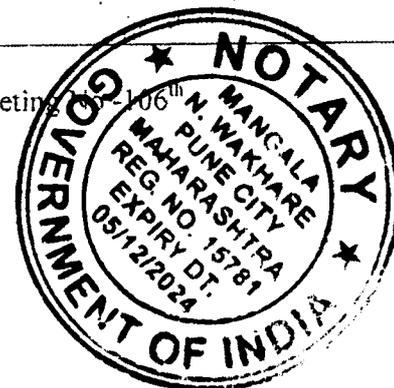
2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

The brief information of the project given by PP is as follows: -

1.	Name of Project	"ISLE ROYALE" S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
2.	Name, contact number & address of Proponent	Ms. Sunaina Gera 020 - 26165580 200, Gera Plaza, Boat Club Road, Pune
3.	Name, contact number & address of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory) Saudamini Commercial Complex, Building C-3, 2nd Floor, Right Bhusari Colony, Paud Road, Kothrud, Pune.411038. Phone No. 020- 25286109/06
4.	Consultant (NABET Accreditation)	NABET Certificate Number: NABET/EIA/1417/RA010
5.	Type of project: Housing project / Industrial Estate /SRA scheme / MHADA /	Residential (Amendment)

-1-

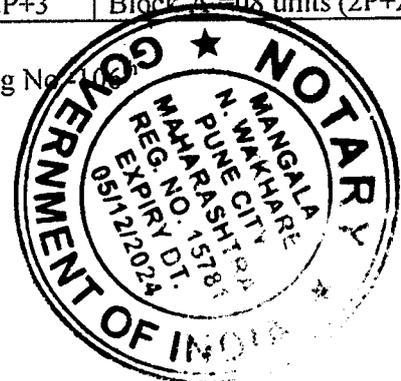
EC SEIAA Item No - 40 Meeting



	Township or others					
6.	Location of the project	S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra				
7.	Whether in Corporation / Municipal / other area	Pune Municipal Corporation.				
8.	Applicability of the DCR	PMC-DCR				
9.	IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with local planning rules & provision)	CC-3379-15, Dated : 31.12.2015 from Building Development Department Zone no.3 PMC				
10.	Note on the initiated work (If applicable)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011 which was further amended on 15th May 2014.				
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA				
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area: 54,062.08 m ² Deductions : 11446.79 m ² Net plot area : 42615.29 m ²				
13.	Permissible FSI (including TDR etc.)	42615.29 m ²				
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI : 27954.06 m ² (Existing- 25124.25 m ² Proposed- 2829.81 m ²) Non FSI : 26651.37 m ² (Existing-26168.38 m ² Proposed- 482.99 m ²) Total : 54605.43 m ²				
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	6830.41 m ²				
16.	Estimated cost of the project	INR 107 Cr				
17.	No. of building & its configuration(s)	<table border="1"> <thead> <tr> <th>Existing (as per earlier recommended in March 2016)</th> <th>Proposed Amendment</th> </tr> </thead> <tbody> <tr> <td>SD units= 10 units (LG+GF+1UF) Twin villa= 25 units (LG+GD+2floors) Tower1 =30 units (B1+B2+LGF+15floors) Clubhouse=GF+1Floor Tower 2= 14 units (3P+14 floors) Tower 3= 30 units (3P+15 floors) Block A = 12 units (2P+3</td> <td>SD units= 10 units (LG+GF+1UF) Twin villa= 25 units (LG+GD+2floors) Tower1 =30 units (B1+B2+LGF+15floors) Clubhouse=GF+1Floor Tower 2= 60 units (15 floors) Tower 3= 30 units (3P+15 floors) Block A =08 units (2P+2</td> </tr> </tbody> </table>	Existing (as per earlier recommended in March 2016)	Proposed Amendment	SD units= 10 units (LG+GF+1UF) Twin villa= 25 units (LG+GD+2floors) Tower1 =30 units (B1+B2+LGF+15floors) Clubhouse=GF+1Floor Tower 2= 14 units (3P+14 floors) Tower 3= 30 units (3P+15 floors) Block A = 12 units (2P+3	SD units= 10 units (LG+GF+1UF) Twin villa= 25 units (LG+GD+2floors) Tower1 =30 units (B1+B2+LGF+15floors) Clubhouse=GF+1Floor Tower 2= 60 units (15 floors) Tower 3= 30 units (3P+15 floors) Block A =08 units (2P+2
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-2-

EC SEIAA Item No – 40 Meeting No



		Floors)	Floors)
18.	Number of tenements and shops	Tenements Existing (as per earlier recommended in March 2016) =121 Proposed Amendment= 163	
19.	Number of expected residents / users	Existing (as per earlier recommended in March 2016) =605 Proposed Amendment= 815	
20.	Tenement density per hector	30 per hector	
21.	Height of the building(s)	Existing (as per earlier recommended in March 2016) =48.80m (max.) Proposed Amendment=current maximum ht. 48.70	
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 m wide external road, nearest fire station Kothrud Stand fire station	
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m	
24.	Existing structure(s)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011	
25.	Details of the demolition with disposal (If applicable)	Not Applicable	
26.	Total Water Requirement	Residential & Commercial : Existing: Dry season : Source: PMC Fresh water: 92 m3/day Recycled water (Flushing): 48 m3/day Recycled water (Gardening): 28 m3/day HVAC Makeup: NA Total Fresh water Requirement : 92 m3/day Excess treated water: 40 m3/day Swimming Pool: 4 m3/day (Through tankers) Firefighting (Cum): 275 m3	



		<p>Wet Season: Fresh water: 92 m³/day Recycled water(Flushing): 48 m³/day Recycled water (Gardening):NIL HVAC Makeup: NA Total Fresh water Requirement : 92 m³/day Excess treated water: 68 m³/day Swimming Pool : 2.5 m³/day (Through tankers) Firefighting (Cum): 275 m³</p>
27.	Details about Swimming Pool:	<p>Dimension of Swimming Pool: – Main Pool: 4,65,000lit Kids Pool: 80,000lit Balancing Tank:50,000lit Jaccuzi:50,000lit Balancing tank for Jaccuzi:2,000lit Total water Requirement: Water requirement for make-up: 4.5cmd</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Attached list Annexure Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs. 89 lacs O & M Cost: Rs. 30,000/month</p>
28.	Rain Water Harvesting (RWH)	<p>Residential: Level of the Ground water table: -- Size and no of RWH tank(s) and Quantity : NA Location of the RWH tank(s) :- NA Size, no of recharge bore well and Quantity: 2mX2mX2m Recharging Pit with Bore well-- 20 Grease cum Desilting chamber- NA - Surface RWH Units: -NA- Budgetary allocation (Capital cost and O & M cost) Capital Cost :- Rs.6,08,000-/ O & M cost :- Rs.44,000 /- annum</p>
29.	UGT tanks	<p>Residential: Centralized UGWT Domestic UG tank Capacity: 138m³ Flushing UG tank Capacity: 114 m³ Tower 1 UGWT Domestic UG tank Capacity: 30m³ Fire UG tank Capacity: 75 m³ Tower 2 & 3 UGWT Domestic UG tank Capacity: 77m³ Fire UG tank Capacity: 200 m³</p>
30.	Storm water drainage	<p>Natural water drainage pattern: - Along with internal road side & as per contour slop of the plot Quantity of storm water: - 0.42 m³/sec Size of SWD :- 300mm dia 2 Nos. pipe</p>



31.	Sewage and Waste water	Residential: Sewage generation (CMD): 119 m ³ /day Capacity of STP (CMD): 120 m ³ STP technology: MBBR Budgetary allocation (Capital cost and O & M cost): Capital Cost: - Rs.40,00,000 O & M cost: - Rs. 8,52,255																								
32.	Solid waste Management	Waste generation in the pre-Construction and Construction phase: Waste generation: 25kg/day Quantity of the top soil to be preserved: 4000 cum Disposal of the construction waste debris: This material shall be used for back filling and leveling of the road Waste generation in the operation phase Residential : Biodegradable waste: 220 kg/day Non-Biodegradable : 147 kg/day Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): Nil STP sludge: 14 kg/day Mode of Disposal of waste: Dry waste:- Handed over to SWaCH agency Wet waste: OWC E-waste: N.A Hazardous waste: N. A. Biomedical waste (Kg/month) (If applicable): STP sludge: Used as manure Area Requirement: Location: - Total area provided for the storage and treatment of the solid waste: 8.6m x 4.1 m Budgetary allocation Capital Cost :- Rs. 7.0 Lakh O & M cost :- Rs.1.20 Lakh/annum																								
33.	Green Belt Development Mandatory RG area: 4648.07 m ² Additional Green area: On Podium: 1261 m ² Number & list of trees species to be planted in the ground RG: 581 <table border="1" data-bbox="411 1554 1361 1798"> <thead> <tr> <th>S.no.</th> <th>Common Name</th> <th>Botanical Name</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Amala</td> <td>Phyllanthus emblica</td> <td>7</td> </tr> <tr> <td>2</td> <td>Amba/Mango</td> <td>Mangifera indica</td> <td>27</td> </tr> <tr> <td>3</td> <td>Cassia javanica</td> <td>Cassia javanica</td> <td>8</td> </tr> <tr> <td>4</td> <td>Cassia fistula</td> <td>Cassia fistula</td> <td>8</td> </tr> <tr> <td>5</td> <td>Chinch</td> <td>Tamarindus indica</td> <td>28</td> </tr> </tbody> </table>		S.no.	Common Name	Botanical Name	Quantity	1	Amala	Phyllanthus emblica	7	2	Amba/Mango	Mangifera indica	27	3	Cassia javanica	Cassia javanica	8	4	Cassia fistula	Cassia fistula	8	5	Chinch	Tamarindus indica	28
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4	Cassia fistula	Cassia fistula	8																							
5	Chinch	Tamarindus indica	28																							



6	Chiku/Sapota	Achras sapota	10
7	Ficus Panda	Ficus Panda	89
8	Ficus Benjamina	Ficus benjamina	63
9	Jambhul/Jamun	Syzigium cumminii	20
10	Kadunimb	Azadirachta indica	40
11	Kadamb	Anthocephalus kadamba	30
12	Naral/Coconut	Cocos nucifera	40
13	Plumeria alba/Chafa White	Plumeria alba	54
14	Plumeria rubra/Chafa Red	Plumeria rubra	54
15	Peru/Guava	Psidium guajava	10
16	Parijat	Nectanthus arbor-tristis	10
17	Ram phal	Annona reticulata	20
18	Tabebuia	Tabebuia rosea	4
19	Wad	Ficus benghalensis	20

Number & list trees species to be planted around the border of nallah/ steam/ pond (If any):
NA

Total existing trees: 140

Trees to be retained as it is: 108

Trees to be transplanted at later stage: 32

Trees to be cut at later stage: 00

Number, Size, Age and Species of trees to be cut, trees transplanted:

List of trees to be transplanted

SN	Common Name	Quantity
1	Hivar	1
2	Phanasi	9
3	Mahua	4
4	Patang	1
5	Shiras	1
6	Mogari	3
7	Dhaman	5
8	Asana	1
9	Bartondi	1
10	Chilar	5
11	Papadi shiras	1
	Total	32

NOC for the tree cutting/ transplanted/ Compensatory plantation, if any : NA

Budgetary allocation:

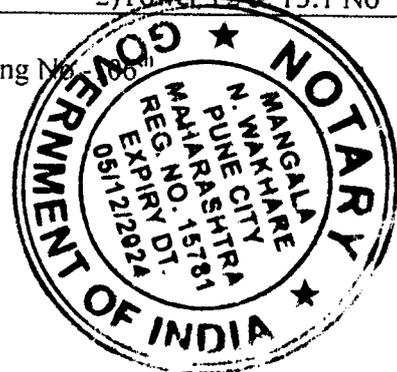
Capital Cost- Rs. 56.42 Lakhs

O & M Cost: Rs. 9.03 Lakhs/annum

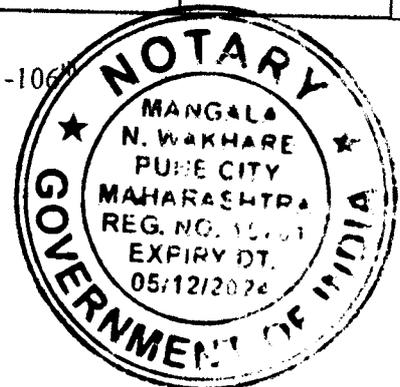
34.	Energy	Power Supply: No of Transformer: 1) Tower T1: 1 No 630 kVA 2) Tower T2 & T3: 1 No
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-6-

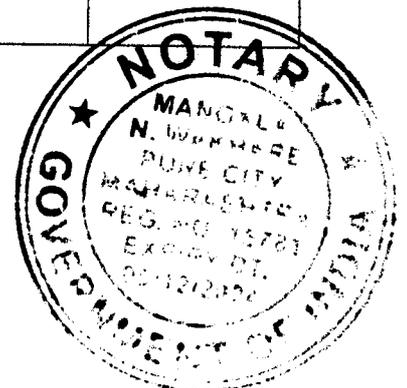
EC SEIAA Item No - 40 Meeting No. 1007



		<p>630kVA & 1 No 500 kVA</p> <p>3) 1 No 630kVA Existing Transformer for 18 Nos. Villas + Common load & Proposed load for Block A</p> <p>4) 1 No 630kVA Transformer for 17 Nos Villas +315 kVA as per MSEDCL requirement.</p> <p>Total DG power consumption : DG back up is provided for All common load, Firefighting load & 7.5 kW per flat for Tower 1, 2, 3 & Block A. D.G. Set shall be provided in case of power failure only</p> <p>Energy saving measures Energy Saving using T5 fixture with Electronic Ballast Against T8. FTL fixture with Electromagnetic ballast for all buildings 31.2 % of saving Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting 16.67% of saving Saving in losses using High Efficient Transformer Against Conventional Transformer 14.45% of saving Energy Saving using Solar water heater is 67.12 % of saving</p> <p>Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form):</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital Cost: Rs. 152.00 Lakhs O & M Cost: Rs. 7.8 Lakhs/annum</p> <p>Number and capacity of the DG sets to be used: 1) 1 No 315kVA & 1 No 125 kVA DG Set (Existing) for 35 Nos Villas 2) 1 No 100kVA DG Set (Existing) for Club house & common load 3) 1 No. 380 kVA DG set for Tower 1. 4) 2 Nos. 250 kVA DG set for Tower 2 & 3 5) 1 No 100kVA DG Set for Block A D.G. Set Capacity shall be provided in case of power failure only. • Type of fuel used: HSD</p>								
35.	Environmental Management plan Budgetary Allocation	<p>Environmental Management plan Budgetary Allocation: During Operation Phase:</p> <table border="1" data-bbox="726 1556 1444 1803"> <thead> <tr> <th>Sr. No.</th> <th>Parameter</th> <th>Set up cost (Rs. In lacs)</th> <th>Operational & Maintenance Cost (per year) (Rs. In lacs)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>STP Cost</td> <td>40</td> <td>8.52</td> </tr> </tbody> </table>	Sr. No.	Parameter	Set up cost (Rs. In lacs)	Operational & Maintenance Cost (per year) (Rs. In lacs)	1	STP Cost	40	8.52
Sr. No.	Parameter	Set up cost (Rs. In lacs)	Operational & Maintenance Cost (per year) (Rs. In lacs)							
1	STP Cost	40	8.52							



		2	Swimming Pool	89.00	3.60
		3	Rain Water Harvesting	60.80	0.44
		4	Environmental Monitoring	MoEFCC approved laboratory	18.20
		5	Gardening	56.42	9.03
		6	Solid waste	5.00	0.80
		7	Energy Saving	90	8.0
			Total	341.22	48.59
36.	Traffic Management Parking efficiency statement:				
	Parking efficiency statement				
	Level	Required Equivalent Car Space	Proposed car parking nos. 4W	Required area for proposed park as per NBC norms	Proposed Parking Area (Sq.mt.)
	A	B	C	D	E
	Lower Parking	35	324	11340	11689.14
					= 36.07
37.	CRZ/RRZ clearance obtain ,if any	N.A			
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	N.A			
	Check list for the other necessary approvals				
		Status of the approval	Name of the competent authority	Date of the issued letter	
39.	CFO NOC for the above said building structure(s)	Provisional Fire NOC	Office of Chief Fire Office	21.10.2015	
40.	HRC NOC for the above said building structure(s) (If applicable)	--	--	---	
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	NA	NA	

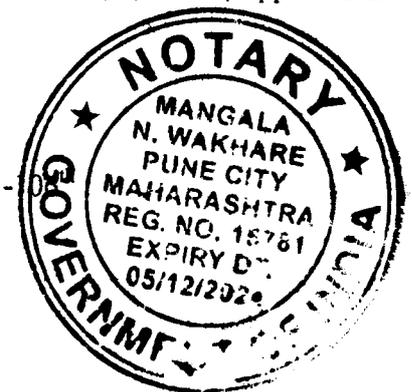


42.	Consent for the water for the above said detail(s)	Received	PMC	17.01.2015
43.	Consent for the drainage for the above said detail(s)	Received	PMC	19.01.2015
44.	Consent for the electric supply for the proposed demand	In process	MSEDCL	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA	NA	NA
46.	Court Order (If applicable)	NA	--	--
47.	Solid Waste NOC	Received	SWACH	04.06.2016
48.	Bio-Medical Waste NOC	NA	--	---
49.	HT line NOC	Received	MSETC	19.12.2012

3. The proposal has been considered by SEIAA in its 106th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre-construction phase: -

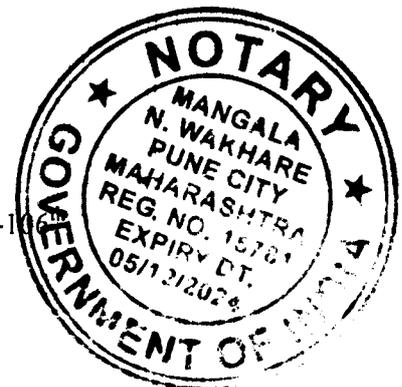
- (i) PP obtained earlier EC wide number SEAC-III/2015/CR-91/TC-3 dated 31.12.2015 for built up area of 51292.63 Sq.m. out of total proposed built up area of 54605.43Sq.m. Now this EC is issued in supersession of earlier EC dated 31.12.2015.
- (ii) This Environmental Clearance is issued for sanctioned Built up Area to 54605.43 Sq.m. which is approved by Competent Authority.
- (iii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.



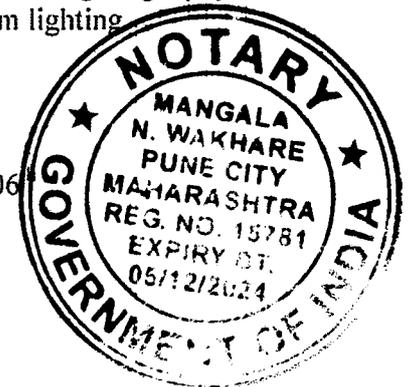
- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (v) PP has to abide by the conditions stipulated by SEAC& SEIAA.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

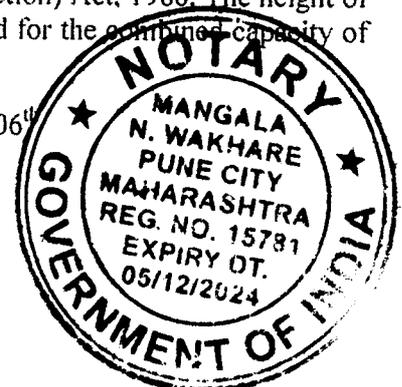
- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary 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.
- (iii) The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.



- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipment's etc. as per National Building Code including measures from lighting



- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of

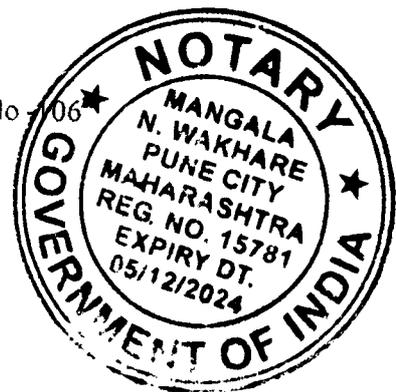


all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

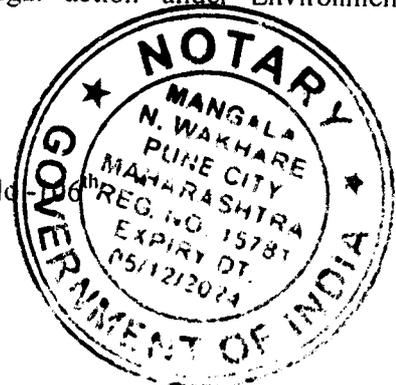
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) Traffic congestion near the entry 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.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) 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 in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage 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. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.



- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (vii) 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 and year-wise expenditure should reported to the MPCB & this department.
 - (viii) 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://epc.maharashtra.gov.in>.
 - (ix) 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.
 - (x) 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.
 - (xi) 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.
 - (xii) 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.
 - (xiii) 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.
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. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.



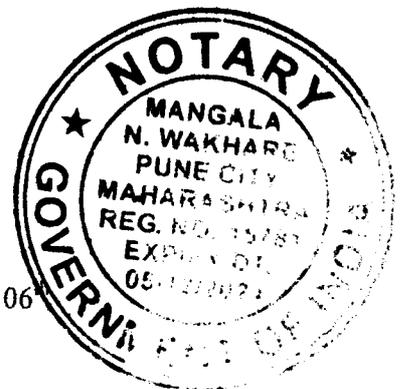
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. 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.
10. Any appeal against this environmental 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.


 (S. M. Gavai)
 Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman. IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The MoEF& CC, Regional Office, Nagpur.
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on)



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.netVisit At : <http://mpcb.gov.in>Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: PN-12937-12

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Pune/CE/CC- 29

Date: 03/02/2012

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....

CONSENT is hereby granted to,

M/s. Gera Developments Pvt. Ltd. "Isle Royale",
S. No. 24, Bavdhan, Tal - Mulshi,
Dist - Pune, Maharashtra.

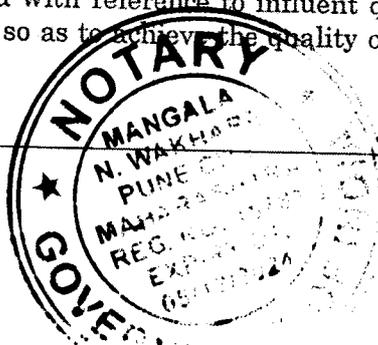
Located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of IIW (M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Establish is granted for a period up to: Commissioning of the Project or 5 years whichever is earlier.

For development of land / plot as new construction activities for construction of residential project named as M/s. Gera Developments Pvt. Ltd. "Isle Royale", Sr. No. 24, Bavdhan, Tal - Mulshi, Dist. Pune, Maharashtra on total plot area of 54,900 sq.mtr, Proposed BUA [As per FSI] of 12,341.19 Sq.mtr & Total Construction BUA of 25,109.03 sq.mtr including utilities of construction of residential project as per construction commencement certificate issued by local body.

2. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of sewage effluent from construction project shall not exceed 39.00 M³.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly / indirectly at any time.

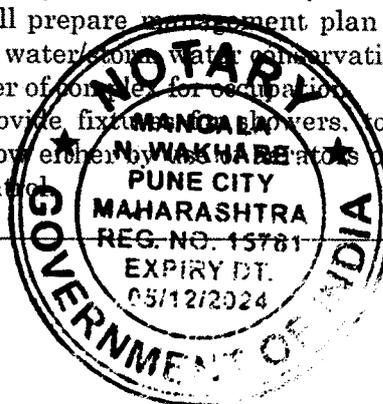
[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr. No	Type of Segregated solid waste	Quantity/D	Treatment	Disposal
1.	Wet Garbage	106	Composting	Use as Manure
2.	STP Sludge	06		
2.	Dry Garbage	45		Landfill site

3. **Other Conditions (during Construction Phase):**

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water conservation and implement the same before handing over of complex for occupation.
- Applicant shall provide fixtures like showers, toilet, flushing and drinking should be of low flow either by aerators or pressure reducing devices or sensor based control.



(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- b. Applicant shall achieve following Ambient Air Quality standards.
 1. SPM Not to Exceed (Annual Average) 140 µg/ m³
Not to Exceed (24 hours) 200 µg/ m³
 2. SO₂ Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 3. NO_x Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 4. RSPM Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 100 µg/ m³

(iii) The applicant shall observe the following fuel pattern:-

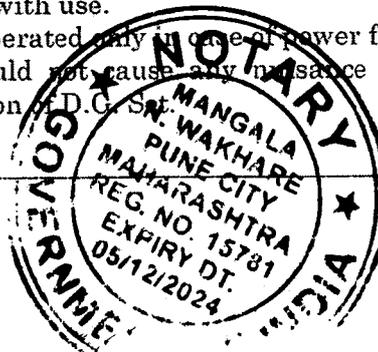
Sr. No.	Type Of Fuel	Quantity
1	Diesel	82 Ltrs/Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1	DG Sets 250 KVA x 2-nos	2.5 mtrs rach

(v) Conditions for D.G. Set:

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.



(vi) Other Conditions:

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

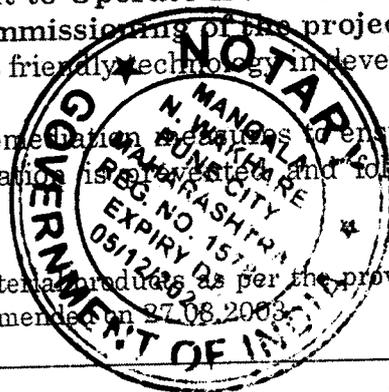
6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
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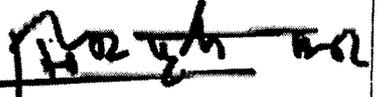
The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.



12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant shall comply with the conditions stipulated in 'Environment Clearance' granted by GOM, vide no: SEAC-2010/CR.809/TC.3, dt: 21/10/2011.
16. The applicant shall submit Bank Guarantee of Rs. 5.0 Lakhs towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.
17. The Capital investment of the project is Rs. 52.0 Cr.




(Milind Mhaiskar)
Member Secretary

To,
M/s. Gera Developments Pvt. Ltd. "Isle Royale",
S. No. 24, Bavdhan, Tal - Mulshi,
Dist - Pune, Maharashtra.

Copy to-

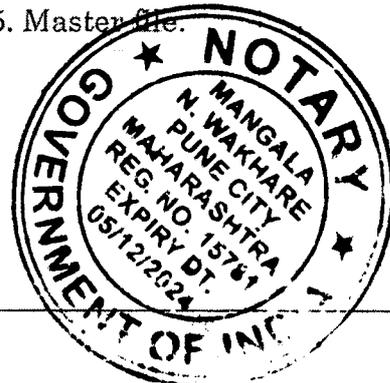
1. Regional Officer, MPCB, Pune - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On.
1.	Rs. 1,00,100/-	125615	02/12/2011	HDFC Bank

4. Cess Branch, MPCB, Mumbai.

5. Master file.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
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Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/CE-1704000927 Date- /04/2017- 24/04/2017

To,
M/s. Gera Development Pvt. Ltd.,
S. No. 24 Bavdhan,
Tal. Mulshi, Dist. Pune.

Subject: Consent to Establish (revalidation with expansion) for Residential Project
in Orange Category.

Ref :

1. Consent to Establish granted vide no. BO/RO(HQ)/Pune/CE/CC-29 dated 3.2.2012.
2. Environmental Clearance obtained vide no. SEAC-III-2010/CR.809/TC-3 dated 21.10.2011 and amended on 15.5.2014
3. Environmental Clearance for expansion obtained vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016.
4. Minutes of Consent Committee meeting held on 22/03/2017

Your application MPCB-CONSENT-0000004475 Dated: 12/05/2016

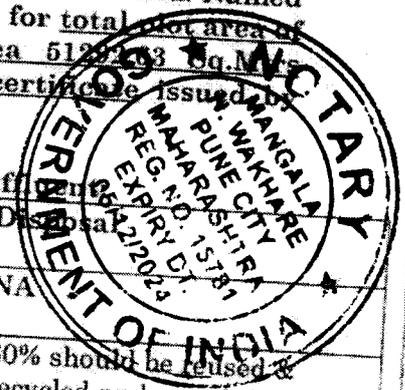
For: Consent to Establish for (revalidation with expansion) Residential Project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 is granted for a period up to commissioning of the project or co-terminus with validity of EC whichever is earlier.
2. The proposed capital investment of the project is Rs. 151.51 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Establish (revalidation with expansion) is valid for construction of Residential Project by M/s. Gera Development Pvt. Ltd. Named as "Isle Royale" S. No. 24, Bavdhan, Tal. Mulshi, Dist. Pune for total plot area of 54,900.00 Sq.Mtrs and total construction built up area 51222.93 Sq.Mtrs including utilities and services as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	73.50	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

UAN no. 0000004475, M/s. Gera Developments Pvt. Ltd.



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

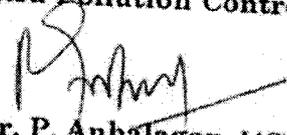
Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	315 KVA	1	As Per Schedule -II
2	DG Set	125 KVA	1	As Per Schedule -II
3	DG Set	100 KVA	1	As Per Schedule -II
4	DG Set	380 KVA	1	As Per Schedule -II
5	DG Set	380 KVA	1	As Per Schedule -II
6	DG Set	100 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	181.5Kg/Day	OWC	Used as Manure
2	Non-biodegradable	121Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	12Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2010/CR.809/TC-3 dated 21.10.2011 and EC for expansion vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. P. Anbalagan, IAS)
Member Secretary

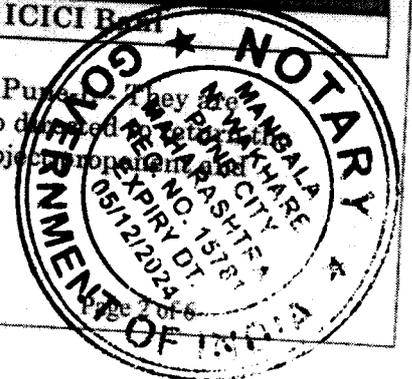
Received Consent fee of-

Sr. No.	Amount(Rs.)	Transaction No.(RTGS)	Date	Drawn On
1	303020.00	ICICR52016052600736612	26/05/2016	ICICI Bank

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune. They are directed to ensure the compliance of the consent conditions. Also directed to provide Bank Guarantee of Rs. 5 lakh, as per previous C to E, to the project proponent and obtain fresh BG as per schedule III.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk- for record & website updation purposes.

UAN no. 0000004475, M/s. Gera Developments Pvt. Ltd.



Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install Sewage Treatment Plant (STP) based on MBBR technology with the design capacity of 77 CMD.
- B] The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) Project proponent shall provide online monitoring system for monitoring BOD & SS parameter.
- 3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	54 (fresh)+ 47 (recycled)

Schedule-IITerms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (315 KVA)	Acoustic enclosure	3.5	Diesel	70	Lit/Hr	-	-
2	DG Set (125 KVA)	Acoustic enclosure	2.2	Diesel	28	Lit/Hr	-	-
3	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	22	Lit/Hr	-	-
4	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	-	-
5	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	-	-
6	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	28	Lit/Hr	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

3. The Applicant should 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.
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).



[Handwritten Signature]

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of EC and consent conditions	Upto Commissioning of the project	Five years

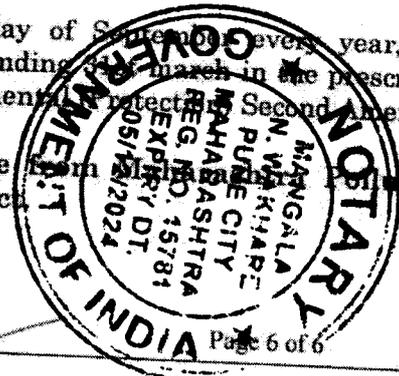
[Handwritten Signature]

Maharashtra Pollution Control Board



Schedule-IVGeneral Conditions:

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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 Environment Protection Act, 1986 and amended rule 1992.
- 10) The applicant shall obtain Consent to Operate from the Maharashtra Pollution Control Board before commissioning of the project.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Consent order No: Format1.0/BO/RO-HQ/ 1803001510

Date-31/3/2018

To,
M/s. Gera Developments Pvt. Ltd. "Isle Royale",
S. no. 24, Bavdhan, Mulshi,
Dist- Pune.

Subject: Amendment in Consent to Establish (revalidation and expansion) for Residential project under Red Category.

Ref :

1. Consent to Establish granted vide letter no. BO/RO(HQ)/Pune/CE/CC-29 dated 03.2.2012.
2. Environmental Clearance granted vide no. SEAC-III-2010/C.R.809/TC-3 dated 21.10.2011 amended on 15.5.2014.
3. Environmental Clearance for expansion obtained vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016.
4. Amendment in EC dated 28.6.2016 obtained vide letter dated 2.2.2017.
5. Consent to Establish (revalidation and expansion) granted vide no. BO/RO-HQ/CC-1704000927 dated 24.4.2017.
6. Minutes of Consent Committee meeting held on 12/02/2018.

Your application MPCB-CONSENT-0000027501 Dated: 07/08/2017

For: Amendment in Consent to Establish (revalidation and expansion) for Residential project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 amendment in consent to establish (revalidation with expansion) is granted for a period up to commissioning of the project or 5 years or co-terminus with validity of EC i.e. upto 1.2.2022 whichever is earlier.
2. The proposed capital investment of the project is Rs. 49.56 Crs. (As per C.A. Certificate submitted by project proponent)
3. The amended Consent to Establish is valid for construction of Residential building Project by M/s. Gera Developments Pvt. Ltd. named as "Isle Royale", at S. no. 24, Bavdhan, Mulshi, Dist- Pune on total plot area of 54062.28 sq.m. and total construction built up area 37720.43 sq. mtrs including utilities and services as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	119	As per Schedule -I	60% should be recycled and remaining should be discharged in municipal sewer



UAN no. 0000027501, M/s. Gera Developments Pvt. Ltd. "Isle Royale"

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	315 KVA	1	As Per Schedule -II
2	DG Set	125 KVA	1	As Per Schedule -II
3	DG Set	100 KVA	1	As Per Schedule -II
4	DG Set	380 KVA	1	As Per Schedule -II
5	DG Set	380 KVA	1	As Per Schedule -II
6	DG Set	100 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	220 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	147 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	14 Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2010/CR.809/TC-3 dated 21.10.2011 and EC for expansion vide no. SEAC-III-2015/CR-91/TC-III dated 28.6.2016 and amendment dated 2.2.2017.
13. This Consent to Establish is issued with overriding effect over previous Consent to Establish granted vide no. BO/RO-HQ/CC-1704000927 dated 24.4.2017.

For and on behalf of the
Maharashtra Pollution Control Board

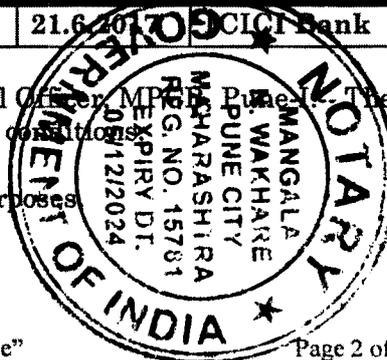
(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	Transaction No.(RTGS)	Date	Drawn On
1	75000.00	000028503618	21.6.2017	COOPCIBank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune. They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.



Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install Sewage Treatment Plant (STP) based on MBBR technology with the design capacity of 120CMD.

B] The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

2) Project proponent shall install online monitoring system for monitoring of BOD, SS and flow at the outlet of STP.

3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	92 (fresh)+ 76 (recycled)

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO ₂
1	DG Set (315 KVA)	Acoustic enclosure	3.5	Diesel	70	Lit/Hr	-	-
2	DG Set (125 KVA)	Acoustic enclosure	2.2	Diesel	28	Lit/Hr	-	-
3	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	22	Lit/Hr	-	-
4	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	-	-
5	DG Set (380 KVA)	Acoustic enclosure	3.8	Diesel	85	Lit/Hr	-	-
6	DG Set (100 KVA)	Acoustic enclosure	2	Diesel	28	Lit/Hr	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should 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.

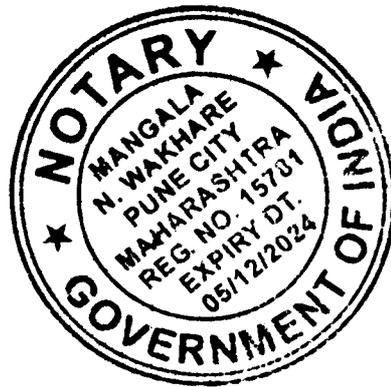
The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

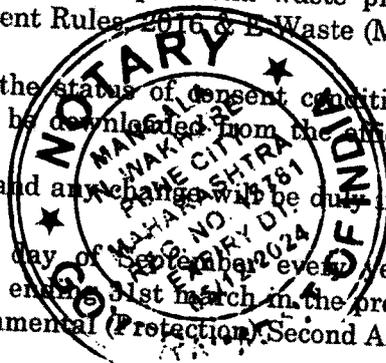
Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of EC and consent conditions	Upto Commissioning of the project	COU or Five years or validity of EC whichever is earlier

Maharashtra Pollution Control Board



Schedule-IV**General Conditions:**

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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 Act, 1986 and Second Amended rule 1992.
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



[Handwritten Signature]

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068/4023518
Email : mpcb@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion - Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /LSI

Consent order No: Format L.O/BO/RO-HQ/ CC-1705000523

Date: 15/05/2017

To,
M/s. Gera Development Pvt. Ltd. "Isle Royal",
S. no. 24, Bavdhan, Tal-Mulshi,
Dist-Pune.

Subject: Consent to Operate (part) for Residential Building Project in Red Category.

Ref

1. Consent to Establish obtained vide no. BO/ROHQ/Pune/CE/CC/29 dated 3.02.2012.
2. Environmental Clearance obtained vide no. SEAC-2010/CR-809/TC3 dated 21.10.2011 amended on 15.5.2014.
3. Minutes of Consent Committee meeting held on 22/03/2017.

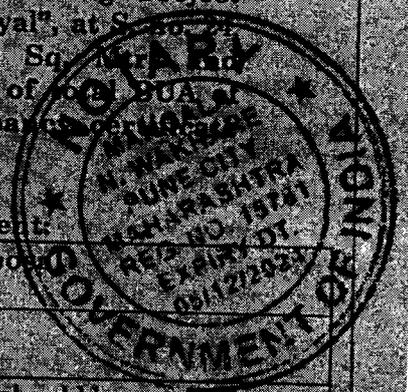
Your application MPCB-CONSENT-0000012744 Dated: 09/2016

For: Consent to Operate (part) for Residential Building project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Control of Pollution) Act, 1981. Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 operate is granted for a period up to 31.1.2018.
2. The capital investment of the (part) project is Rs. 56.35 Crs. (As per CA Certificate submitted by project proponent)
3. The Consent to Operate (part) is valid for Residential Building Project developed by M/s. Gera Development Pvt. Ltd. named as "Isle Royal", at S. no. 24 Bavdhan, Tal-Mulshi, Dist-Pune on total plot area of 54900 Sq. Mtrs. and construction completed built up area of 16885 Sq. Mtrs. out of 30430 Sq. Mtrs. 25769.49 Sq. Mtrs. including utilities and services as per occupancy certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	24	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer.



5. Conditions under Air (E&OP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	250 KVA	1	As Per Schedule -II
1	DG Set	125 KVA	1	As Per Schedule -II
1	DG Set	100 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	68 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	35 Kg/day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	Kg/Day		Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: Nil.
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd 29/03/2016.
11. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by Govt vide SEAC-2010/OR 809/TC3 dated 21.10.2011 amended on 16.5.2014.
12. PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC and C to O.
13. In case the project is not completed within validity period of EC, PP shall not carry out construction work without revalidation of EC and C to E.

For and on behalf of the
Maharashtra Pollution Control Board

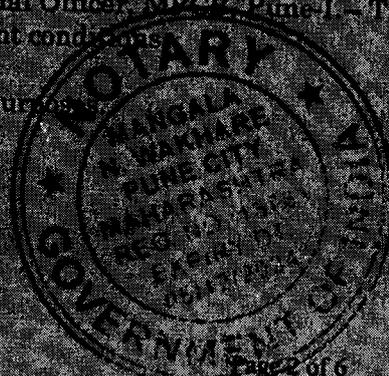
(Dr. P. Anbalagan IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	DD Date
1	100000	TXN1609000309	7.9.2016

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I. They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk for record & website updation purposes.



Schedule-I

Terms & conditions for compliance of Water Pollution Control

- 1) A) As per your application, you have provided Sewage Treatment Plant (STP) with the design capacity of 25 CMD.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage as is 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

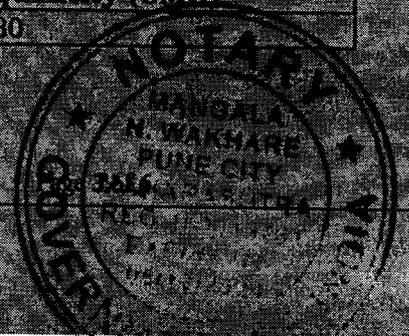
D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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.

- 2) Project Proponent shall provide online monitoring systems for BOD & SS within 3 months.
- 3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	30



Schedule-IITerms & conditions for compliance of Air Pollution Control

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S	SO ₂
1	DG Set (300 KVA)	Acoustic enclosure	3.2*	Diesel/ HSD	55	Lit/Hr	-	-
1	DG Set (125 KVA)	Acoustic enclosure	2.5*	Diesel/ HSD	28	Lit/Hr	-	-
1	DG Set (100 KVA)	Acoustic enclosure	2*	Diesel/ HSD	28	Lit/Hr	-	-

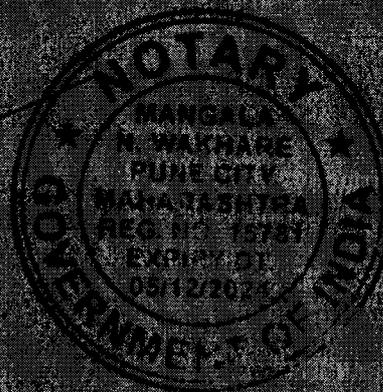
* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	65 mg/Nm ³
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration will be his life come to an end or erection of new pollution control equipment.

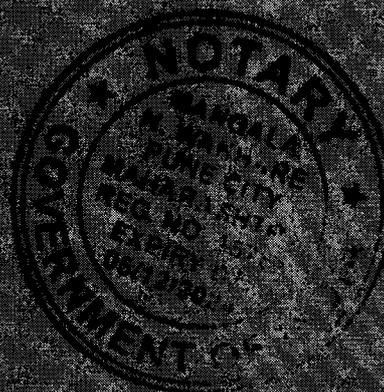
The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, either in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/B)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1.	Consent to Operate (part)	Rs. 10 lakh	15 Days	Towards O. & M of pollution control system	Continuous	31.5.2018

Maharashtra Pollution Control Board



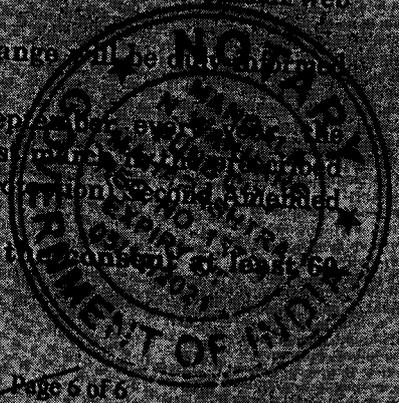
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Schedule IV

General Conditions:

The following general conditions should apply as per the type of the industry.

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should also be provided. The measurement of insertion loss will be done at different points at 0.6 meters from acoustic enclosure/room and then average.
 - c) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.
 - d) 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.
 - 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) **Solid Waste:** The applicant should provide onsite municipal solid waste processing system which should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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 Amendment rule 1992.
- 10) The applicant shall make an application for renewal of the consent at least 60 days before the date of expiry of the consent.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-44206 /Auto renewal /CC-1905001106
Date 17/05/2019

To,
M/s. Gera Development Pvt Ltd, "Isle Royal"
S.no.24 Bavdhan Tal-Mulshi
Dist: Pune

Sub: Auto- Renewal of Consent to Operate (1st Part) for Residential Building Projects is granted under Red category .

- Ref: 1. Consent to Established obtained Vide No. Format 1.0/BO/RO(HQ)/CC-1705000523 dt.15.05.2017.
2. Environmental Clearance obtained Vide SEAC-2010-CR-809/TC-3 dt.21.10.2011 amended on 15.05.2014.
3. Your Application under auto renewal vide UAN No. 44206 dt.07.03.2018

For: Auto Renewal of Consent to Operate (1st Part) for Residential Building project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) 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:

- The auto renewal of Consent is granted for period up to 31.12.2019
- The proposed capital investment of the project is Rs. 56.35 Cr.
(As per C.A certificate submitted by project proponent)

For Auto Renewal of Consent to Operate (1st Part) is valid for Residential Building Projects named as M/s. Gera Development Pvt Ltd, "Isle Royal" S.no.24 Bavdhan Tal-Mulshi Dist. Pune For total plot area of 54,900.0 Sqm and completed construction built up area 16,885.0 Sq. Sqm out of total construction BUA 25,769.49 Sqm including utilities and services.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	24.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	250 KVA	1	As Per Schedule -II
2	DG Set	125 KVA	1	As Per Schedule -II
3	DG Set	100 KVA	1	As Per Schedule -II



5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	68.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	35.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	Kg/day	STP	Used as manure

6. This Consent is issued under the auto renewal consent policy of the Board. As per self-certificate submitted by Ms. Sunita Gera , Director authorized signatory.
7. The M.P.C Board reserves the rights to revoke the Consent any time for any violation.
8. The applicant shall inform the Board in each financial year about the change in Capital investment of the industry. In case, if the Capital investment is increased by an amount upto 10% then the industry shall make payment of the corresponding fees for consent to establish and also difference in consent to operate fees for the corresponding block year. In case, if there is increase in Capital investment by over 10% then the industry shall submit a fresh application in prescribed form.
9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd .15.05.2014

For and on behalf of the
Maharashtra Pollution Control Board

(P. K. Mirashe)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	1,00,000/-	NEFT	13.03.2018	ICICI Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune. They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.



Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 25.0 CMD
- B] The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1 ppm

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

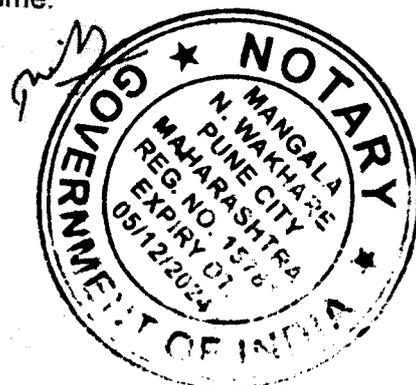
D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) The industry should 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	30.0

- 4) 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-IITerms & conditions for compliance of Air Pollution Control:

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

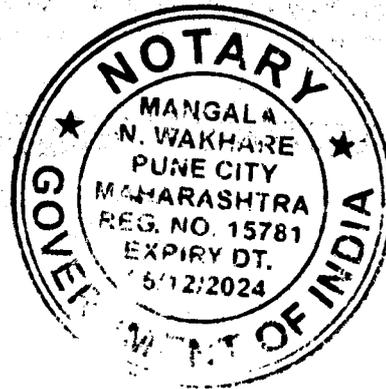
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (250 KVA)	Acoustic enclosure	3.16	Diesel/ HSD	55	Lit/Hr	--	--
2.	DG Set (125 KVA)	Acoustic enclosure	2.24	Diesel/ HSD	28	Lit/Hr	--	--
3.	DG Set (100 KVA)	Acoustic enclosure	2.00	Diesel/ HSD	28	Lit/Hr	--	--

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³
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equipment, other in whole or in part is necessary).

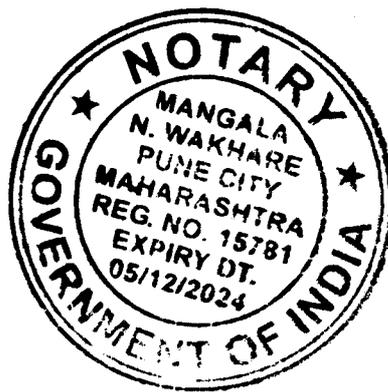


Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	31.09.2019

[Handwritten Signature]

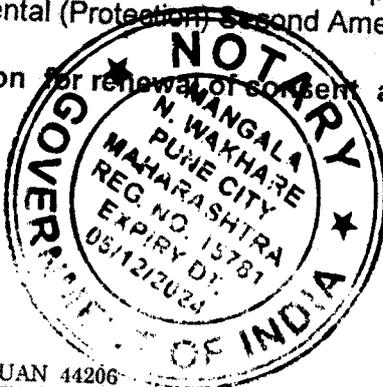
Maharashtra Pollution Control Board



General Conditions:Schedule-IV

The following general conditions shall apply as per the type of the industry.

- 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
- 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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 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 Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The treated sewage shall be disinfected using suitable disinfection method.
- 9) 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.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.



[Handwritten Signature]

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdvater@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-075599/CO/CC-200200/204
Date 26/02/2020

To,
M/s. Isle Royale By Gera Developments Pvt Ltd,
S.No. 24, Bhavdhan, Tal: Mulshi, Dist: Pune.

Sub: Consent to Operate for Construction of Residential Projects is granted under Red category.

- Ref: 1. Your Application vide UAN No. 075599 dt. 24/06/2019.
2. Amendment in Consent to Establish (Revalidation & Expansion) granted vide no. Format 1.0/BO/ROHQ/1803001510 dt. 31/03/2018.
3. Consent to operate (Part) granted vide no. Format1.0/BO/RO-HQ/CC-1705000523 dt. 15/05/2017.
4. Environmental Clearance obtained Vide SEAC-III/2015/CR-91/TC-3 dt. 02/02/2017.
5. Minutes of 11th Consent Committee Meeting held on 13/01/2020.

For: Consent to Operate for Construction of Residential Projects under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM, 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:

- Consent to Operate is granted for period up to 30/08/2020.
- The proposed capital investment of the project is Rs.136.22 Cr. (As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Projects named as M/s. Isle Royale By Gera Developments Pvt Ltd, S.No. 24, Bhavdhan, Tal: Mulshi, Dist: Pune, for total plot area 54,062.08 Sqm & completed BUA area 54,605.43 Sqm out of total BUA 54,605.43 Sqm, as per EC dt. 02/02/2017 including utilities and services. As per commencement certificate issued by local body:

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	119.00	As per Schedule -I	60% should be recycled and remain should be discharged municipal sewer

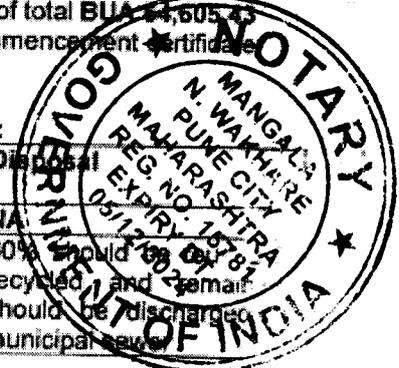
4. Conditions under Air (P&CP) Act, 1981 for air emissions:

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	315 KVA	1	As Per Schedule -II
2.	DG Set	125 KVA	1	As Per Schedule -II
3.	DG Set	100 KVA	1	As Per Schedule -II
4.	DG Set	380 KVA	1	As Per Schedule -II
5.	DG Set	250 KVA	1	As Per Schedule -II

M/s. Isle Royale By Gera Developments Pvt Ltd

UAN 075599

Page 1 of 6



Conditions under Solid Waste Management Rules, 2016:

Sr No.	Type Of Waste	Quantity & UOM	Treatment	Disposal
	Wet garbage	220.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2.	Dry garbage	147.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	15.00 Kg/day	STP	Used as manure

Project shall submit Board Resolution towards possession given prior to obtain consent to operate from Board and shall submit BG of Rs 2.0 lakh for compliance of same.

Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

5. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

6. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.

3. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.

4. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEAC, Environment Department, Government of Maharashtra, dtd. 02/02/2017 for total plot area 54,062.08 Sqm & total construction BUA area 54,605.43 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

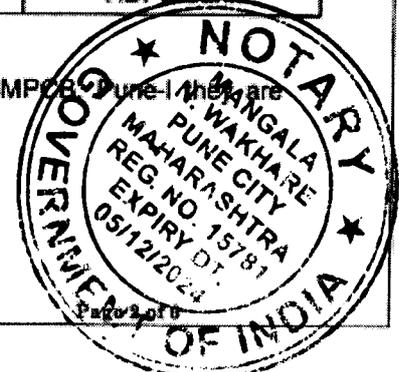
(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	2,72,440/-	N2061908B4227100	25/07/2019	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC desk- for record & website updating purposes.





Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed of Sewage Treatment Plants (STP) with design capacity of 120.00 CMD
- B) The Applicant shall operate the effluent 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

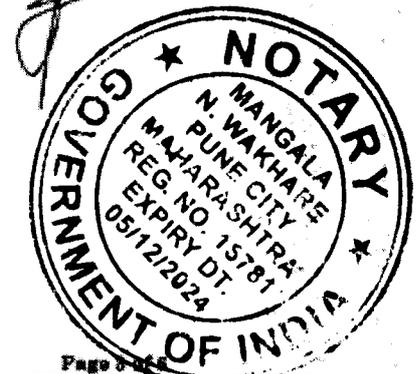
- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

The Board reserves its rights to review plans, Specifications or other data relating to plant structure 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 should 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

- 2) The industry should 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	140.00

- 4) 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 install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (315 KVA)	Acoustic enclosure	4.00	Diesel	70.00	Lit/Hr	--	--
2.	DG Set (125 KVA)	Acoustic enclosure	2.24	Diesel	28.00	Lit/Hr	--	--
3.	DG Set (100 KVA)	Acoustic enclosure	2.00	Diesel	28.00	Lit/Hr	--	--
4.	DG Set (380 KVA)	Acoustic enclosure	4.00	Diesel	80.00	Lit/Hr	--	--
5.	DG Set (250 KVA)	Acoustic enclosure	4.00	Diesel	55.00	Lit/Hr	--	--

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should 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. 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).

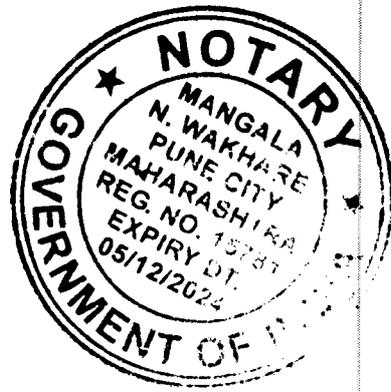




Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1.	Consent to Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	
2.	Consent to Operate	Rs.2.0 lakh	15 days	shall submit Board Resolution towards possession given prior to obtain consent to operate from Board	Continuous	31.12.2024

Maharashtra Pollution Control Board



General Conditions:

Schedule-IV

The following general conditions shall apply as per the type of the industry.

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.

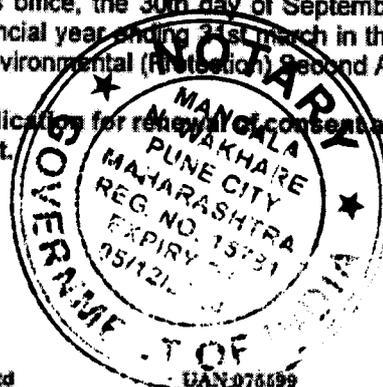
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall 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.

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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
- d) 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.
- e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
- f) 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.
- g) D.G. Set shall be operated only in case of power failure.
- h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.

Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.

- 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) The treated sewage shall be disinfected using suitable disinfection method.
- 9) 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.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.



[Handwritten Signature]

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@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/CC/UAN No.0000097021/CR 2105001338

Date: 31/05/21

To,
 M/s. Isle Royale by Gera Developments
 Pvt. Ltd.
 S.No.24,Bavdhan Tal: Mulashi,Dist: Pune.



Your Service is Our Duty

Sub: Renewal of Consent to Operate for Construction of Residential Project is granted under Red category.

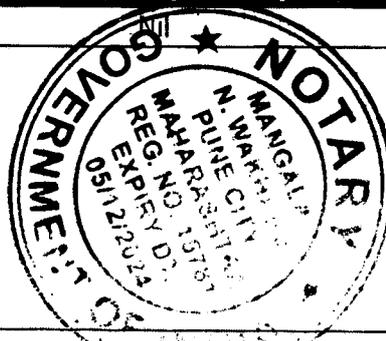
- Ref:**
1. Amendment in consnt to Esablsh (revalidation & Expansion) for granted vide No. Format1.0/BO/RO-HQ/1803001510 dtd. 31/03/2018.
 2. Consent to Operate granted vide No. Format1.0/BO/JD(WPC)/UAN-075599/CO/CC-2002001204 dt. 26/02/2020.
 3. Environment Clearance granted vide No. SEIAA-III/2015/CR-91/TC-3 dtd. 02/02/2017.
 4. Minutes of 14th Consent Committee Meeting held on 25/02/2021

Your application NO. MPCB-CONSENT-0000097021

For: grant of Renewal of consent under Section 26 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 & Transboundry 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 Renewal is granted for a period up to 30.08.2022**
2. **The capital investment of the project is Rs.192.56 Cr. (As per C.A Certificate submitted by industry).**
3. **The Reneal of Consent to Operate is valid for Construction of Residential Project named as M/s. Isle Royale by Gera Developments Pvt. Ltd.,S.No.24,Bavdhan, Tal: Mulashi, Dist: Pune on Total Plot Area of 54,062.08 SqMtrs for construction BUA of 54,605.43 SqMtrs out of Total Construction BUA of 54,605.43 SqMtrs as per EC granted date 02/02/2017, including utilities and services & As per Architect certificate submitted by Project proponent.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

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



Sr No	Description Permitted	Standards to	Disposal
2.	Domestic effluent	119	As per Schedule - I
			The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set (315 KVA)	1	As per Schedule -II
S-2	DG set (125 KVA)	1	As per Schedule -II
S-3	DG set (100 KVA)	1	As per Schedule -II
S-4	DG set (380 KVA)	1	As per Schedule -II
S-5	DG set (250 KVA)	1	As per Schedule -II

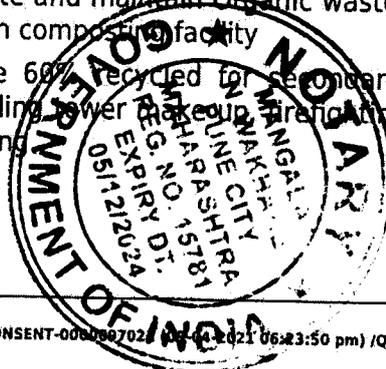
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	220 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	147 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	Sludge	14 Kg/Day	-	used as manure

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

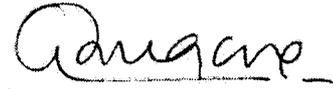
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
					NA

- 8 The 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 authorities.
- 10 Project Proponent shall comply with the conditions stipulated in EC and C to O and submit BG of Rs. 10 Lakhs towards compliance of the same
- 11 Project Proponent shall install online monitoring system to the O/L of STP for monitoring pH, SS and flow.
- 12 Project Proponent shall operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility
- 13 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening



- 14 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
- 15 Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- 16 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.

For and on behalf of the
Maharashtra Pollution Control Board.



(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	770240.00	TXN2010000537	07/10/2020	Online Payment
2	100000.00	TXN2104000840	09/04/2021	Online Payment

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:**

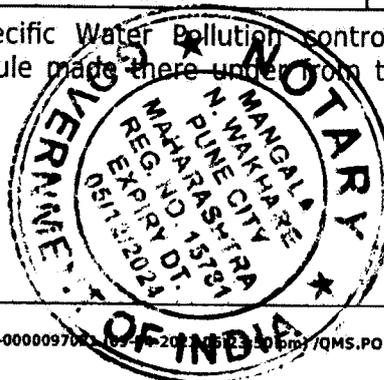
- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **120 CMD for treatment of domestic effluent of 119 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	140.00
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 provided the Air pollution control (APC) system and erected 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	DG Set (315KVA)	Acoustic enclosure	3.55	Diesel	70 Ltr/Hr
S-2	DG set (125 KVA)	Acoustic enclosure	2.24	Diesel	28 Ltr/Hr
S-3	DG set (100 KVA)	Acoustic enclosure	2.00	Diesel	28 Ltr/Hr
S-4	DG set (380 KVA)	Acoustic enclosure	3.90	Diesel	80 Ltr/Hr
S-5	DG set (250 KVA)	Acoustic enclosure	3.16	Diesel	55 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 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).

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 Operate	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	contineous	31/10/2022

** 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

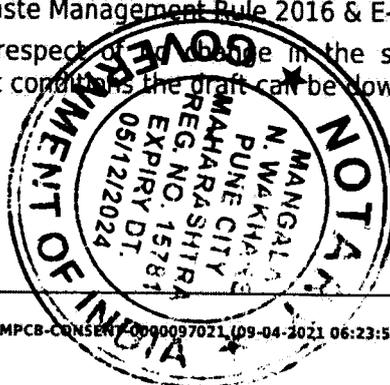


BG Return details

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

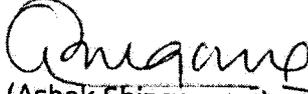
SCHEDULE-IV**General Conditions:**

- 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 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary



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/CC/UAN No.0000142139/CR/2306000961

Date: 14/06/2023

To,
 Isle Royale by M/s Gera Developments
 Pvt.Ltd,
 S.No.24, Bavdhan, Tal Mulashi, Dist Pune



Sub: Renewal of Consent to Operate (part-I) for Residential Development Project under Red Category

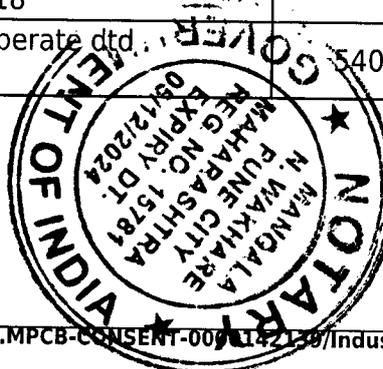
- Ref:
1. Amendment in consnt to Esablsh (revalidation & Expansion) for granted vide No. Format1.0/BO/RO-HQ/1803001510 dtd. 31/03/2018.
 2. Renewal of Consent to Operate granted vide No. Format1.0/CC/UAN No.097021/CR-2105001338 dtd. 31.05.2021
 3. Minutes of 3rd Consent Committee Meeting of 2023-24 held on 12.05.2023

Your application NO. MPCB-CONSENT-0000142139

For: grant of Consent to Renewal under Section 26 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 & Transboundry 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 Renewal of Consent to operate is granted for period upto 30.08.2024**
2. **The capital investment of the project is Rs.192.56 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal (part-I) is valid for construction project named as Isle Royale by M/s Gera Developments Pvt.Ltd, S.No.24 ,Bavdhan, Tal Mulashi, Dist Pune on Total Plot Area of 54062.08 SqMtrs for completed total construction BUA of 51512.58 SqMtrs out of Total Construction BUA of 54605.43 SqMtrs as per EC granted dated 02.02.2017 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 02.02.2017	54062.08	54605.43
2	Consent to Establish (revalidation & Expansion) dtd 31.03.2018	54062.08	54605.43
3	Renewal of Consent to Operate dtd 31.05.2021	54062.08	54605.43



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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	119	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set (315 KVA)	1	As per Schedule -II
S-2	DG set (125 KVA)	1	As per Schedule -II
S-3	DG set (100 KVA)	1	As per Schedule -II
S-4	DG set (380 KVA)	1	As per Schedule -II
S-5	DG set (250 KVA)	1	As per Schedule -II

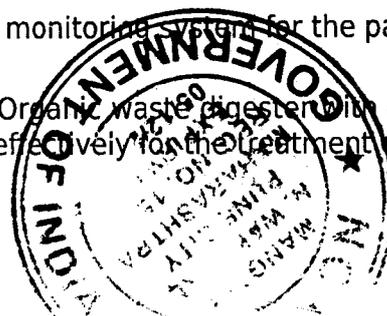
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	220 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	147 Kg/Day	Segregation	Segregate and Hand over to Local Body for recycling
3	Sludge	14 Kg/Day	Dewatering	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	100 Ltr/A	Reprocessing	To Authorized Reprocesser

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively for the treatment of wet garbage.



12. This consent is issued without prejudice to order passed or being passed in O.A. No 29/2022 filed before Hon'ble NGT, (WZ) Pune
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEAC-III/2015/CR-91/TC-3 dtd. 02.02.2017 for construction project on Total plot area 54062.08 Sq.mtr and Total Construction BUA 54605.43 Sq.mtr.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Sangeer

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Signed by: Dr. J. B. Sangeer
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-06-14 14:54:01 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	770200.00	TXN2206002742	27/06/2022	Online Payment

Copy to:

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



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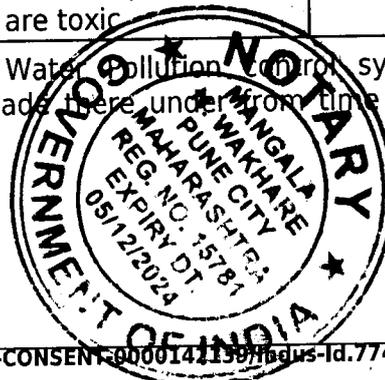
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1	pH	5.5-9.0
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4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
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- 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.



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

Stack No.	Source	APC System provided/prop used	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant Standard
S-1	DG set (315 KVA)	Acoustic Enclosure	4.00	DIESEL 70 Ltr/Hr	1	SO2 33.6 Kg/Day
S-2	DG set (125 KVA)	Acoustic Enclosure	3.00	DIESEL 28 Ltr/Hr	1	SO2 13.44 Kg/Day
S-3	DG set-100 KVA	Acoustic Enclosure	3.00	DIESEL 20 Ltr/Hr	1	SO2 9.6 Kg/Day
S-4	DG SET-380 KVA	Acoustic Enclosure	4.00	DIESEL 76 Ltr/Hr	1	SO2 36.48 Kg/Day
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- 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
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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
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BG Forfeiture History

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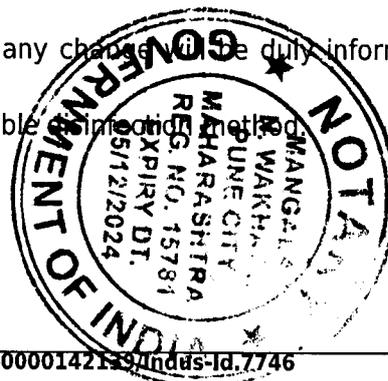
BG Return details

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



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This certificate is digitally & electronically signed.

