



**TULIP
PROPERTIES**

Date: 01/12/2023

To,
Additional Principal Chief Conservator of Forests,
Ministry of Environment, Forest & Climate Change,
Regional Office (West Central Zone),
Ground Floor, East Wing,
"New Secretary Building"
Civil Lines, Nagpur - 440001

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report for the April 2023 to September 2023

Project: Proposed Construction Project "Tulip Infinity Planet" by "M/s. Tulip Properties" at "Gat No. 105, 106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Pune"

Reference: EC Letter No. SIA/MH/MIS/271277/2022 dated 25.08.2022
EC Identification No. - EC22B038MH198562

Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report for the April 2023 to September 2023.
This is for your kind information and consideration.

Thanking You,

Yours Faithfully
For "M/s. Tulip Properties"


Authorized Signatory

Encl.:

- 1) Project details in MoEF format (Part-I & II).
- 2) Six Monthly Compliance Submission

Copy To,

- 1) Sub Regional Officer, Maharashtra Pollution Control Board, Jog Center, Pune - 03
- 2) Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai - 22.
- 3) Environment Department, Room No. 217, 2nd Floor, Mantralaya, Annexe, Mumbai-32.

Corporate Office

Office No. 16,17,18, 'La Casita', 1st Floor, Sector 32A,
D.Y.Patil College Road, Opp. Syndicate Bank, Ravet, PCNTDA, Pune - 412101.
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ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT

**For the period of
(April 2023 to September 2023)**

**For
Proposed Construction Project
"Tulip Infinity Planet"**

**At
"Gat No. 105, 106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Pune"**

**By
"M/s. Tulip Properties"**

EC Letter No. SIA/MH/MIS/271277/2022 dated 25.08.2022

EC Identification No. - EC22B038MH198562

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (West Central Zone), Nagpur
Monitoring Report Data Sheet (Part – I)

Project Details

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	8(a) Building and Construction projects
2.	Name of the Project	Proposed Construction Project "Tulip Infinity Planet" by "M/s. Tulip Properties"
3.	Clearance letter(s) /OM NO.& date	EC Letter No. SIA/MH/MIS/271277/2022 dated 25.08.2022 (EC Identification No. - EC22B038MH198562)
4.	Location	"Gat No. 105, 106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	Latitude 18°40'46.44"N and Longitude 73°51'16.72"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Sanjay Verma Office No. 16, 17, 18 First Floor, Sector 32 A, La Casita, Ravet, PCMC, 412101 Ph. 7038666111
	b) Address of executive project engineer/manager (with pin code/ fax numbers)	
6.	Salient Features	
	a) of the project	• EC is attached.
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 15600 Sq. m Total Approved Built up Area : 99823.69 Sq. m RG Area : 1533.15 Sq. m
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and	Not Applicable.

	systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial Details :	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Project Cost- 197 Crore Cost Incurred so far as per RERA Compliance
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (Pollution Control Measures) – 218.26 Lacs (Excluding DMP) O&M Cost (Construction Phase) – 22.06 Lacs/year O&M Cost (Operation Phase) – 32.26 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase Expenditure on EMP– 22 Lacs/Year (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring)
10.	Forest Land Requirement	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	Architect Certificate is attached.
13.	Reason for delay if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

Point Wise Compliance Report – Part II

I. SPECIFIC CONDITIONS - SEAC

Sr.	Conditions	Compliance
I)	PP to submit Certified Compliance Report from Regional Office MoEFCC Nagpur	Complied & submitted to SEIAA.
II)	PP to ensure that, the construction in red line / blue line should be as per the prevailing rules & regulations.	PP Consented to Condition
V)	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP Consented to Condition
VI)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

II. SPECIFIC CONDITIONS - SEIAA

Sr.	Conditions	Compliance
I)	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has consented to Condition. Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has consented to Condition. PP propose total saving 10 % & Solar Saving 12 %.
III)	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to condition. The project proponent has taken various measures to comply with the Standard EC conditions relating to construction phase.
IV)	SEIAA decided to grant EC for- FSI: 64179.13 m ² & Non-FSI: 35644.56 m ² and Total BUA: 99823.69 m ² (Plan Approval No. BP/EC/Moshi/05/2022, Date - 29.07..2022)	Noted.

III. GENERAL CONDITIONS

Construction Phase		
I.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<p>Complied.</p> <p>During construction phase solid waste has been handed over to PCMC authorized vendor</p>
II.	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	<p>PP has consented to Condition.</p> <p>PP has been taking precautionary measures.</p>
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material is generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<p>Complied.</p> <p>PP has made arrangement for drinking water facility and Sanitary facility to construction workers.</p>
V.	Arrangement shall be made that waste water and storm water do not get mixed	<p>PP has consented to Condition.</p> <p>PP will made arrangement for the waste water and storm water do not get mixed.</p>
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	<p>Complied.</p> <p>For water conservation measures, use of ready-mix concrete and practice of curing regularly used.</p>
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<p>Complied.</p> <p>No ground water extraction takes place.</p>
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not draw ground water and not proposed basement in the project.
IX.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	<p>PP has consented to Condition.</p> <p>PP will be installed in later stages of construction phase.</p>
X.	The Energy Conservation Building code shall be strictly adhered to.	<p>PP has consented to Condition.</p> <p>PP will strictly adhere the stipulated condition.</p>
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	<p>Complied.</p> <p>The generated topsoil is being store and will be used for landscaping purpose.</p>
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<p>PP has consented to Condition.</p> <p>Excavated debris & construction waste will be reused on site for backfilling and plot leveling.</p>
XIII.	Soil and ground water samples will be tested to	Complied.

	ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil report is attached.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP has consented to Condition. Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Complied. Vehicles hired for bringing construction material to the site is regularly maintained.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	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	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell / designated person.	Complied. Project proponent has made Separate Environment Cell for regular supervision

General EC Conditions

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition. Agreed to Comply with.
II)	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	PP has obtained Consent to Establish from MPCB. Attached with this report.
III)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	PP has consented to Condition.
IV)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP has consented to Condition.
V)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	PP has consented to Condition.
VI)	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.	Noted & agreed to comply with.
VII)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including Clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted & agreed to comply with.
VIII)	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.	Noted & agreed to comply with.
IX)	A complete set of all the documents submitted to	PP has consented to Condition.

Sr.	Conditions	Compliance
	Department should be forwarded to the Local authority and MPCB.	
X)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XI)	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.	PP has consented to Condition.
XII)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	No appeal was filed against the environmental clearance granted for the project.
XIII)	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.	PP has consented to Condition.
XIV)	Any appeal against this Environment clearance shall lie with the National Green.	PP has consented to Condition.

Environment Management Plan

INTRODUCTION

The Environmental Management Plan is a site-specific plan developed in order to ensure that the project is implemented in an environmentally sustainable manner, where all the contractors & sub-contractors (including consultants) understand the potential environmental risks arising from the proposed expansion project & take appropriate actions.

EMP also ensures that the project implementation is carried out in accordance with the design & by taking appropriate mitigation actions to reduce adverse environmental impact during its life cycle.

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

Environment Management Plan

During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

Land Environment

During Construction Phase

Waste generated from construction activity includes construction debris,
The following section discusses management for each type of waste.

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

Air Environment

During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

Environment Management Plan

- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

Operation Phase

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

Vehicle Emission Controls

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

Landscape Development

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

Noise Environment

Construction Phase

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

Operation Phase

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

Minimizing water consumption

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

Usage:

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
 - Wastewater Treatment Scheme
 - Storm Water Management scheme have been suggested.

BIOLOGICAL ENVIRONMENT

Construction Phase

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

Operation Phase

The project is commercial in nature & will have minimal emissions, for which efforts will be taken to minimize the impact. Extensive plantation & landscaping is done to mitigate any impact during this phase.

Plantation & Landscaping

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc.

Environment Management Plan

Environment Monitoring Cell

We will form the environmental management cell which will be headed by an Environment Manager. He will be supported by adequate number of personnel having sufficient educational and professional qualification and experience to discharge responsibilities related to environmental management including; statutory compliance, pollution prevention, environmental monitoring, preventive maintenance of pollution control equipment and green belt development. The head of the cell will directly report to the top management. This cell will be a nodal agency to coordinate and provide necessary services on environmental issues during construction and operation of the project. This department will interact with MPCB, MoEF, CPCB and Other environment regulatory agencies. The cell will be effective until handing over of the project to the Environmental Management Committee.

Environmental Management Audits

The management audits are to be determining whether the activities are conforming to the environmental management systems & effective in implanting the environmental policy. They may be internal or external, but carried out impartially & effectively by a person properly trained for it. Abroad knowledge of the environmental process & expertise in relevant disciplines is also required. An appropriate audit programs & protocols will be established.

Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

Environment Management Plan

Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
Water Regime	<ul style="list-style-type: none"> • Install water meters, take reading routinely, & record in the register. • Install necessary mobile toilet for construction workers & staff etc. to look after its operational & maintenance. • Keep a daily watch on sanitation/drains & good housekeeping. • Examine proper management of channelization of water to avoid water logging at site. • Oil spill prevention measures to be taken to avoid pollution of water body. • Material storage areas to be kept far away from water body 	<ul style="list-style-type: none"> • Install waster meters & take readings routinely. • Monitoring of PH, COD, BOD& TSS of the units to ensure good treatment of wastewater into sewage treatment. • Ensure the network of connection to rain water harvesting units. • Monitoring of water from recharge pits for specified parameters.
Air	<ul style="list-style-type: none"> • Monitoring of Air Quality through MoEF approved lab. • Ensure water sprinkling for dust suppression. • Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored. • Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures. • Examine proper traffic arrangements for construction vehicles including instance of their PUC. • Prohibition of open burning of solid waste. • Provision of mask & other personnel gazettes to workers with regular health check-up programme. 	<ul style="list-style-type: none"> • Prepare a schedule & implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures & specification as per CPCB norms for its stack height. • Trees will be planted with special care for controlling dust & noise & placing them very near to the sources of nuisance from air & noise point of view. • Monitoring of Air quality through MoEF approved lab. • DG Set Stack monitoring through MoEF approved lab.
Solid Waste	<ul style="list-style-type: none"> • Provide training to sub-contractor & worker for good sanitation & collecting their individual waste separate it as dry & wet in respective color coded dustbins provided. • Isolated storage of construction raw material such as paint varnishes etc. • Segregated garbage will be handed over to authorized agency. 	<ul style="list-style-type: none"> • Ensure collection of solid waste everyday & keeping the record of this qty& documents. • Segregation of garbage into degradable & non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.

Environment Management Plan

Soil & Greening	<ul style="list-style-type: none">• Provision of separate place for storage of top soil to be used in due course for plantation.• Avoid excavation during high windy day & heavy monsoon day.• Excess excavation will be used within the premises.• Ensuring that no trees cutting.• Plant trees along the boundary of project area.	<ul style="list-style-type: none">• Proper landscaping is designed by the landscape architect that are of native species, having good canopy capable of barricading noise, wind borne dust.• Ensure maintenance of lawn & tree plantation.• Provision of work force, tools & watering arrangements.• The trimming to be conducted routinely & especially at advent of monsoon.• To keep a watch on storm water drainage especially on adequacy of capacity.
Noise	<ul style="list-style-type: none">• To prepare & get approved a regular Noise monitoring schedule & stations.• Provision of ear plugs for constructions labor & staff insist its use.• There will be no noisy work in night shift.• Ensure the provision of barricades along periphery of the site.• To obtain guidance from the suppliers & maintain acoustic enclosures for DG sets	<ul style="list-style-type: none">• To prepare & get approved a regular Noise monitoring schedule.• To obtain guidance from the suppliers & maintain acoustic enclosure for DG sets.• To ensure smooth flow make provision of proper parking arrangements, traffic management.

Environment Management Plan



TO WHOMSOEVER IT MAY CONCERN

Date: 04.08.2023

Sub: Built up area completion statement of proposed Residential cum Commercial project namely "Infinity Planet C & D Wing" - located at by at Gat No. - 105,106,107,108,113,114,115, Village Moshi, DehuAlandi BRT Road, Near Hotel Greenwood, Taluka Haveli, Dist Pune 412105.

Dear Sir,

As the architect of the above-mentioned project, whereby give an undertaking regarding the construction works carried out till date for our project is as per the earlier Environmental Clearance (Vide letter no: EC22B038MH198562, Dtd 25.08.2022).

The building wise already constructed BUA is tabulated as below:

Bldg. No. & Configuration as per EC	Floors constructed as on date	Constructed Areas		
		FSI Area (Sq. m)	Non FSI Area(Sq. m)	Total BUA (Sq. m)
WING C - 5 Parking +13 Floors (regular)+ 14 to 16 (Mhada)	ALL FLOORS RCC, BRICK WORK COMPLETED WITH OHWT	9044.22 SQ.M.	6119.76 SQ.M.	15163.98 SQ.M.
WING D- 5 Parking +13 Floors (regular)+ 14 to 16 (Mhada)	ALL FLOORS RCC, BRICK WORK COMPLETED WITH OHWT	5809.94 SQ.M.	9874.94 SQ.M.	15684.88 SQ.M.

Yours Faithfully,



(USHA RANGARAJAN)
(License No. CA/90/13423)

LDG/RERA/23 / 600

Date: - 06/ 04 /2023

ARCHITECT'S CERTIFICATE

To,
M/s Tulip Properties
Office No. 16,17 & 18
La Casita, 1st Floor, Sector 32A,
D.Y. Patil College Road, Ravet
PCNTDA, Pune 412101

Subject: Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s), C & D Wing (s) of the 1st Phase of the Project 'Infinity Planet' situated on the Plot bearing Gat No. 105-108, 113-115 demarcated by its boundaries (latitude 18°40'48.52"N and longitude 73°51'16.53"E of the North and latitude 18°40'44.61"N and longitude 73°51'17.73"E of the South) Property of 103, 104 to the North, Property of Mr. Prakash Saste to the South, Gat No. 115 to the East, Property of Gat No. 86 of Mr. Saste & Others to the West, of Division Pune village Moshi taluka Haveli District Pune PIN 412105 admeasuring 1200 sq.mts. area being developed by M/s Tulip Properties.

Sir,

I Usha Rangarajan have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the C & D Building(s) of the 1st Phase of the Project 'Infinity Planet', situated on the plot bearing Gat no 105, 106, 107, 108, ,113, 114, 115 of Division Pune, village Moshi Taluka Haveli, District Pune PIN 412105 admeasuring 1200 sq.mts. out of total 15600 sq.mts. area being developed by Tulip Properties.

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project is as per table A herein below. The percentage of the work done executed with respect to each of the activity of the entire phase is in Table B.

Table A
C - WING

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation.	100
2	0 number of Basement(s)	NA
3	4 Number of Podiums	100
4	Plinth.	100

5	Stilt Floor	100
6	<u>17</u> numbers of Slabs of Super Structure.	100
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	85
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	25
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	85
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	75
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

D - WING

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation.	100
2	<u>0</u> number of Basement(s)	NA
3	3 Number of Podiums	100
4	Plinth.	100
5	Stilt Floor	100
6	<u>17</u> numbers of Slabs of Super Structure.	100
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	85
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	20
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	85
10	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	75
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0



TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths.	Yes	0	INTERNAL ROAD IN SOME PART AND FOOTPATH - NA
2	Water Supply.	Yes	0	PCMC WATER & BOREWELLS
3	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	0	WILL BE CONNECTED TO PCMC SEWER
4	Storm Water Drains.	Yes	0	WILL BE PROVIDED
5	Landscaping & Tree planting.	Yes	0	WILL BE PROVIDED
6	Street Lighting.	Yes	0	WILL BE PROVIDED
7	Electrical meter room, sub-station, receiving station.	Yes	0	WILL BE PROVIDED
8	Aggregate area of recreational open space.	Yes	0	FOR GARDEN AND CLUB HOUSE
9	Open Parking.	Yes	0	WILL BE PROVIDED AS PER PCMC SANCTION
10	Community Buildings.	Yes	0	WILL BE PROVIDED
11	Treatment and disposal of sewage and sullage water.	Yes	0	WILL BE CONNECTED TO PCMC
12	Solid Waste management & Disposal.	Yes	0	GARBAGE SCHUTE OUT
13	Water conservation, Rain water harvesting.	Yes	0	WILL BE PROVIDED
14	Energy management.	Yes	0	SOLAR SYSTEM WILL BE PROVIDED
15	Fire protection and fire safety requirements.	Yes	0	FIRE FIGHTING EQUIPMENTS WILL BE PROVIDED

Yours Faithfully


AR.USHA RANGARAJAN

(License no: CA/90/13423)

Agreed and Accepted by
Signature of Promoter
Name:
Date

**SHREEJI AQUA TREATMENT PVT. LTD.***We treat WATER under one roof*

Pune: 21 A, Shreeji Complex, Nehru Nagar, Pimpri, Pune: 411 018.
Vadodara: Plot No.1, Shah Ind. Park -1, Vadodara-Savli Road, Lamdapura. 391 775 Dist. Vadodara
Lab.: 1 & 4, Shreeji terrace apt. Plot No. 53, Purna Nagar, Chikhli, Pune: 411 019.
Ph.: 020-27423939 • **Fax:** 020-27421127 • **Customer Care No.** +91 9225247365
Web: www.shreejiagua.com • **Email:** info@shreejiagua.com

Laboratory Recognised by Ministry of Environment, Forest & Climate Change, Govt. of India.

AMBIENT AIR MONITORING REPORT

Client Name : M/s. TULIP PROPERTIES, "Tulip Infinity Planet".	Report No. : ET/23-24/55/TIP/52
Gat No. 105,106,107,108,113,114,115, Dehu	Inward Date : 14/12/2023
Alandi BRT Road, Behind Nakshatra Island, Tal	Analysis Date : 14/12/2023
Haveli, Dist Pune.	Report Date : 15/12/2023

AMBIENT MONITORING DETAILS

Date of Sampling : 14/12/2023	Time: 11:00 am	Location : Near Main Gate
Monitoring Representative : Mr. Abhay		Collected By : SATPL Team

METROLOGICAL DATA

Wind Velocity (km/hrs) : 3.25	Ambient Temperature °C : 24
Wind Direction : East to west	Humidity % : 50
Dry Bulb Temperature °C : 24	Wet Bulb Temperature °C : 21

RESULTS

Sr. No.	Parameters	Unit	Reference Method	Results	NAAQS Limits (2009)
1	Sulphur Dioxide (SO ₂)	µg/m ³	IS 5182 (Part 2):2001	26.12	≤ 80
2	Nitrogen Dioxide (NO ₂)	µg/m ³	IS 5182 (Part 6):2006	14.23	≤ 80
3	Particulate Matter PM ₁₀	µg/m ³	IS 5182 (Part 23):2006	45.21	≤ 100
4	Particulate Matter PM _{2.5}	µg/m ³	CPCB Guidelines Vol.-1 2013	27.22	≤ 60
5	Carbon Monoxide (CO)	mg/ m ³	IS 5182 (Part 10):2003	0.03	≤ 04(1hr)
6	Lead as (Pb)	µg/m ³	IS 5182 (Part 22):2004	BDL	≤ 1.0
7	Ozone (O ₃)	µg/m ³	IS 5182 (Part 9):1974	6.28	≤ 180(1hr)
8	Ammonia (NH ₃)	µg/m ³	APHA-401-1988	17.31	≤ 400
9	Benzene (C ₆ H ₆)	µg/m ³	IS 5182 (Part 11):2006	BDL	≤ 05
10	Benzo(a)Pyrene (BaP)	ng/m ³	IS 5182 (Part 12):2004	BDL	≤ 01
11	Arsenic (As)	ng/m ³	APHA-3 rd Edition-302	BDL	≤ 06
12	Nickel (Ni)	ng/m ³	APHA-3 rd Edition 16	BDL	≤ 20

Note: NAAQS = National Ambient Air Quality Standards, BDL= Below Detectable Limit.**DETAILS OF INSTRUMENT USED**

Instrument Used :	Respirable Dust Sampler (RDS)
Date of calibration :	20/05/2023
Validity	30/05/2024

REMARK: As above mentioned monitoring report all the parameters are within the limits.

-----End of Test Report-----

**Authorized Signatory****Mr. Pramod Thombare**
(Government Analyst)

**SHREEJI AQUA TREATMENT PVT. LTD.***We treat WATER under one roof*

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Vadodara: Plot No.1, Shah Ind. Park -1, Vadodara-Savli Road, Lamdapura. 391 775 Dist: Vadodara
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Ph.: 020-27423939 • **Fax:** 020-27421127 • **Customer Care No.** +91 9225247365
Web: www.shreejiagua.com • **Email:** info@shreejiagua.com

Laboratory Recognised by Ministry of Environment, Forest & Climate Change, Govt. of India.

AMBIENT NOISE MONITORING REPORT

CLIENT NAME: M/s. TULIP PROPERTIES, "Tulip Infinity Planet". Gat No. 105,106,107,108,113,114,115, Dehu Alandi BRT Road, Behind Nakshatra Island, Tal-Haveli, Dist-Pune.	Report No. : ET/23-24/TIP/672 Inward Date : 14/12/2023 Analysis Date : 14/12/2023 Report Date : 15/12/2023
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------

NOISE MONITORING

Sr. No.	LOCATIONS	NOISE LEVEL READING IN dB (A)		NOISE STANDARD in dB (A) FOR DAY TIME, NIGHT TIME.
		Day	Night	
1	Near Main Gate	51.15	40.10	Day Time -55/Night Time 45db

REMARK: As per above mentioned report, all locations meets with the limit of noise standards.**DETAILS OF INSTRUMENT USED**

Instrument Used	Sound Level Meter
Date of Calibration	20/05/2023
Validity	30/05/2024

----- END OF THE REPORT -----

Authorized Signatory**Mr. Pramod Thombare**
(Government Analyst)


Page 1 of 1

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Laboratory Recognised by Ministry of Environment, Forest & Climate Change, Govt. of India.

TEST REPORT					16/12/2023
Sample / Report No.	ET/23-24/21/TIP/50				
Name of Customer	M/s. TULIP PROPERTIES, "Tulip Infinity Planet".				
Address of Customer	GAT No. 105,106,107,108,113,114,115, Dehu Alandi BRT Road, Behind Nakshatra Island, Tal- Haveli, Dist-Pune.				
Order / Reference	As per TRF dated 14/12/2023				
Sample declaration as provided by customer :					
Nature of Sample	DRINKING WATER FOR LABOUR				
Batch No.	NA				
Sample Drawn by	Client on 14/12/2023	Sample Received On	14/12/2023		
Start of Analysis	14/12/2023	End of Analysis	16/12/2023		
Sample Container	Plastic Can	Sample Quantity	05 lit.		
Sampling Procedure	IS 3025 (Part 1) & IS 1622				
Limits	As per IS10500:2012 standards				
Parameters	Results	Limits	Unit	Method	
Chemical Testing					
pH	6.06	6.5 – 8.5	----	IS 3025 (Part 11):2002	
Total Dissolved Solids (TDS)	85.06	500.0 Max	mg/lit	IS 3025 (Part 16):2006	
Chlorides as Cl ⁻	15.07	250.0 Max	mg/lit	IS 3025 (Part 32):2007	
Sulphate as SO ₄	9.25	200.0Max	mg/lit	IS 3025 (Part 24):2009	
Calcium	16.05	75.0 Max	mg/lit	IS 3025 (Part 40):2003	
Magnesium	6.39	30.0 Max	mg/lit	IS 3025 (Part 46):2003	
Total Hardness	42.05	200.0 Max	mg/lit	IS 3025 (Part 21):2009	
Iron	<0.4	1.0 Max	mg/lit	IS 3025 (Part 2):2004	
Turbidity	0.27	1.0 Max	NTU	IS 3025 (Part 10):2002	
Nitrate	0.20	45.0 Max	mg/lit	IS 3025 (Part 34):2009	
Residual Free Chlorine	BDL	0.2 Min	mg/lit	APHA, 23 rd edition 2017:4500-Cl ⁻ B	
Odour	Agreeable	Agreeable	----	IS 3025 (Part 5):2006	
Colour	BDL	5.0 Max	Hazen	IS 3025 (Part 4):2006	
Total Alkalinity	45.10	200.0 Max	mg/lit	IS 3025 (Part 23):2003	
Potassium as K	BDL	NS	mg/lit	IS 3025: (Part 02):2004	
Sodium as Na	BDL	NS	mg/lit	IS 3025: (Part 02): 2004	
Note: NA-Not Applicable, NTU- Nephelometric Turbidity Unit, BDL- Below Detectable Limit. Remark: - The Sample analyzed for above parameters is within the prescribed limits of IS 10500:2012. -----End of Test Report-----					
			Authorized Signatory  Mr. Pramod Thombare (Government Analyst)		



ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Partner

TULIP PROPERTIES

Office no. 16,17,18,La Casita,1st floor, Sector 32 A, D.Y.Pati; College
Road, Opp. Canara Bank, PCNTDA, Pune 412101 -412101

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/271277/2022 dated 05 May 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|-----------------------------------------------|----------------------------------------------------------------------------------------------|
| 1. EC Identification No. | EC22B038MH198562 |
| 2. File No. | SIA/MH/MIS/271277/2022 |
| 3. Project Type | Expansion7 |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | "Tulip Infinity Planet" Residential &
Commercial Development by M/s. Tulip
Properties. |
| 7. Name of Company/Organization | TULIP PROPERTIES |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 25/08/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/271277/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Tulip Properties,
Gat No. 105,106, 107, 108, 113, 114, 115,
Dehu Alandi BRT Road, Behind Nakshatra Island,
Pune.

Subject : Environmental Clearance for "Tulip Infinity Planet" Residential & Commercial Development at Gat No. 105,106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Pune by M/s. Tulip Properties

Reference : Application no. SIA/MH/MIS/271277/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 147th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/271277/2022
2	Name of Project	"Tulip Infinity Planet" Residential & Commercial Development by M/s. Tulip Properties.
3	Project category	8a (B2)
4	Type of Institution	Private
5	Project Proponent	M/s. Tulip Properties.
6	Consultant	Enviro Analysts and Engineers Pvt. Ltd.
7	Applied for	Environment Clearance - Expansion
8	Details of previous EC	Received Earlier Environmental Clearance as follows 1. Environmental Clearance vide No. SEIAA-EC-0000000092 dated 27 November 2018 for the construction area 72,210.74 m ² . 2. Environmental Clearance vide No. SEIAA-EC-0000003846 dated 25 March 2020 for the construction area 79,023.72 m ² .
9	Location of the project	Gat No. 105,106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Pune
10	Latitude and Longitude	Latitude: 18°40'46.44"N Longitude: 73°51'16.72"E
11	Total Plot Area (m ²)	15600.00

12	Deductions (m ²)	482.02																																														
13	Net Plot area (m ²)	15117.98																																														
14	Proposed FSI area (m ²)	64179.13																																														
15	Proposed non-FSI area (m ²)	35644.56																																														
16	Proposed TBUA (m ²)	99832.69																																														
17	TBUA (m ²) approved by Planning Authority till date	Applied to PCMC																																														
18	Ground coverage (m ²) & Percentage (%)	4,416.48 (30 %)																																														
19	Total Project Cost (Rs.)	Rs. 197.00 Cr.																																														
20	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020, and its clarification thereof																																														
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>		Reason for Modification / Change																																													
	Previous EC / Existing Building: NA	Proposed Configuration																																														
	<table><tr><th>Bldg. Name</th><th>Configuration</th><th>Ht(m)</th></tr><tr><td>Wing A</td><td>2B+G+14</td><td>49.85</td></tr><tr><td>Wing B</td><td>5P+15</td><td>57.00</td></tr><tr><td>Wing C</td><td>5P+16</td><td>60.00</td></tr><tr><td>Wing D</td><td>4P+16</td><td>60.00</td></tr><tr><td>Wing E</td><td>4P+15</td><td>57.00</td></tr><tr><td>Wing F</td><td>B+4P+15</td><td>57.00</td></tr><tr><td>Club House</td><td>G+0</td><td>4.20</td></tr></table>	Bldg. Name	Configuration	Ht(m)	Wing A	2B+G+14	49.85	Wing B	5P+15	57.00	Wing C	5P+16	60.00	Wing D	4P+16	60.00	Wing E	4P+15	57.00	Wing F	B+4P+15	57.00	Club House	G+0	4.20	<table><tr><th>Buildi ng Name</th><th>Number of floors</th><th>Height of Bldg. (m)</th></tr><tr><td>Wing A</td><td>Ground + Mezzanine+1st to 4th floors (Commercial)+5^h to 16th floors (Regular resi.))</td><td>57.00</td></tr><tr><td>Wing B</td><td>4 Parking + 17th Floors</td><td>63.00</td></tr><tr><td>Wing C</td><td>5 Parking + 13th floors (Regular resi.)14th to 16th Floors (Mhada)</td><td>63.00</td></tr><tr><td>Wing D</td><td>5 Parking + 13th floors (Regular resi.)14th to 16th Floors (Mhada)</td><td>63.00</td></tr><tr><td>Wing E</td><td>4 Parking + 17th Floors (Regular resi.))</td><td>63.00</td></tr><tr><td>Club House</td><td>Ground+0</td><td>4.20</td></tr></table>	Buildi ng Name	Number of floors	Height of Bldg. (m)	Wing A	Ground + Mezzanine+1 st to 4 th floors (Commercial)+5 ^h to 16 th floors (Regular resi.))	57.00	Wing B	4 Parking + 17 th Floors	63.00	Wing C	5 Parking + 13 th floors (Regular resi.)14 th to 16 th Floors (Mhada)	63.00	Wing D	5 Parking + 13 th floors (Regular resi.)14 th to 16 th Floors (Mhada)	63.00	Wing E	4 Parking + 17 th Floors (Regular resi.))	63.00	Club House	Ground+0	4.20	
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22	Total number of tenements	Total 735 nos.																																														

		684 nos. (Regular resi.) tenements, 51 nos. (Mhada) tenements, 112 nos. of Shops, 58 nos. of Offices.		
23	Water Budget			
	Dry Season (CMD)		Wet Season (CMD)	
	Fresh Water	355	Fresh Water	355
	Recycled	201	Recycled	185
	Gardening	16	Gardening	00
	Flushing	185	Flushing	185
	Total	556	Total	540
	Wastewater generation	495	Wastewater generation	495
	24	Water Storage Capacity for Firefighting / UGT(m ³)		Details of UGT: Domestic: 570 m ³ Flushing water tank: 190 m ³ Fire Fighting UGT: 700 m ³
25	Source of water		From Pimpri Chinchwad Municipal Corporation	
26	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon:8-9 m Post Monsoon:3-4m	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	5 Terrace rain water (2 surface) 2 X 2 X 2 meter with filter layers 0.160 diameter and 60 meter deep bore well and 1 X 1 X 1 meter collection chamber	
		Details of UGT tanks if any:	Details of UGT: Domestic: 570 m ³ Flushing water tank: 190 m ³ Fire Fighting UGT: 700 m ³	
27	Sewage and Wastewater	Sewage generation in CMD:	495 m ³ /day	
		STP technology:	MBBR Process	
		Capacity of STP (CMD):	For Residential: - 460m ³ & For Commercial: - 50m ³	

28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	18	Handed over to Authorized vendor
		Wet waste:	27	
		Construction waste	3200 cum	Will be used for plot leveling, internal road development, gardening.
29	Solid Waste Management during Operational Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	906.00	Handed over to Authorized Agency
		Wet waste:	1176.00	Treated in OWC
		Hazardous waste:	NA	-
		Biomedical waste	NA	-
		E-Waste	7.7	Handed over to Authorized Recycler
		STP Sludge (dry)	5.0	Used as manure
30	Green Belt Development	Total RG area (m ²):		1533.15
		Existing trees on plot:		26
		Number of trees to be planted:		162
		Number of trees to be cut:		0
		Number of trees to be transplanted:		0
31	Power requirement:	Source of power supply:		By MSEDCL
		During Construction Phase (Demand Load):		75 KW
		During Operation phase (Connected load):		4090.00 kW
		During Operation phase (Demand load):		2276.00 kW
		Transformer:		630 kVA- 4 Nos.
		DG set		200 kVA X 2 no.& 160 kVA X1 no.
		Fuel used		Diesel
32	Details of Energy saving	<ul style="list-style-type: none"> • Auto Timer control for external & common lighting. • Use of LED lamps in all public/ common areas. • Solar powered water heating and PV. • Electronic V3F Drives for Elevators. • Solar PV Panel power for common area lighting. 		Total Project energy saving 18.01 % and Solar Saving 13.88 %
33	Environmental Management plan budget during Construction phase	Rs. 22.06 Lakhs		

34	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. In lakhs)	O&M (Rs.in lakhs /Y)
		Storm Water	-	-	-
		Sewage treatment	STP 2No.	72.0	15.0
		Water treatment	NA	-	-
		RWH	7 Nos. RWH pits	5.25	0.7
		Swimming Pool	NA		
		Solid Waste	OWC1 No.	25.75	8.47
		Hazardous waste	NA	-	-
		E-waste	-	-	-
		Green belt development	-	18.0	1.8
		Energy saving	Solar PV & LED	97.26	3.44
		Environmental Monitoring	-	-	2.85
		Disaster Management + Lightening arrestor	-	646.66	32.95
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	561	586	12.5
		2-Wheeler	2455	2455	2
		Bicycles	-	-	-
36	Details of Court cases / litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has received earlier EC vide letter dated 27th November, 2018 for total BUA of 72,210.74 Sq.mt. and expansion vide letter dated 25th March, 2020 for total BUA of 79,023.72 Sq.mt. Proposal has been considered by SEIAA in its 248th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
2. PP to ensure that, the construction in red line/ blue line should be as per prevailing rules & regulations.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –64179.13 m², Non FSI- 35644.56 m², Total BUA- 99823.69 m². (Plan approval No. BP/EC/Moshi/05/2022, Date –29.07.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in

horticulture / landscape development within the project site.

- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated

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

SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-


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

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)
23/8/2022

Copy to:

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

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 8/25/2022 6:23:30 AM

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/M.S.I

No:- Format1.0/CC/UAN No.0000168248/CE/2310000502

Date: 08/10/2023

To,
M/s. TULIP PROPERTIES, "Tulip Infinity
Planet" -Gat No. 105,106, 107, 108, 113,
114, 115, Dehu Alandi BRT Road, Behind
Nakshatra Island, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to establish for expansion in Residential & Commercial Construction project under Red category

- Ref:
1. Consent to Establish granted vide No Format 1.0/JD(WPC) /UAN No-63606/CE/CC-1903001041 dtd 18.03.2019
 2. Minutes of 14th Consent Committee meeting of 2023-24 held on 11.09.2023

Your application NO. MPCB-CONSENT-0000168248

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

1. **The Consent to Establish is granted for period upto Commissioning of the project or five years whichever is earlier.**
2. **The capital investment of the project is Rs.197 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for expansion in construction project named as M/s. TULIP PROPERTIES, "Tulip Infinity Planet" -Gat No. 105,106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Tal Haveli, Dist Pune on Total Plot Area of 15600 SqMtrs for total construction BUA of 99823.69 SqMtrs as per specific condition of EC granted dated 25.08.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 27.11.2018	15600.00	72210.74
2	Consent to establish dtd 27.11.2018	15600.00	72210.74
3	Environmental Clearance dtd 25.03.2020	15600.00	79023.72
4	Environmental Clearance dtd 25.08.2022	15600.00	99823.69

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	495	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
S1, S2	DG Sets-2 NOs, 200 kVA each	02	As per Schedule -II
S3	DG Set-160 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	1176 Kg/Day	OWC with composing or Biodigester with composing	As Manure
2	Non Biodegradable waste	906 Kg/Day	Segregation	To Local Body
3	STP Sludge	5 Kg/Day	Dewatering	As Manure

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

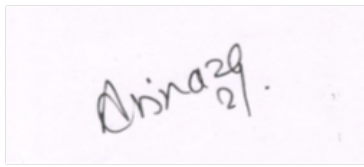
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocessor

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	7.70	Kg/Day	To Authorized Recycler

- This 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 agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- 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.

14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/271277/2022 dtd 25.08.2022 for Construction project having total plot area of 15600 SqMtr and total construction BUA of 99823.69 SqMtr as per specific condition of EC.
17. This consent is issued with overriding effect on earlier consent to Establish issued vide No Format 1.0/JD(WPC) /UAN No-63606/CE/CC-1903001041 dtd 18.03.2019.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-10-08 10:17:36 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	394000.00	MPCB-DR-17634	17/04/2023	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **510 CMD for treatment of domestic effluent of 495 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	540.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1, S-2	DG Sets-2 NOs, 200 kVA each	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO ₂	19.2 Kg/Day
S3	DG Set-180 kVA	Acoustic Enclosure	3.00	HSD 40 Ltr/Hr	1	SO ₂	17.28 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish	Rs 10 Lakhs	Exiting	Compliance of Consent Conditions & EC conditions	upto Commissioning of the project	upto Commissioning of the project

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
- 10 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.
 - 11 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.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 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.
 - 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



पिंपरी चिंचवड महानगरपालिका, पिंपरी-१८,
इ प्रभाग जलनिःसारण विभाग
क्र. इ/जनि/१०७३२/ ४८० /२०२२
दिनांक:- २४/०६/२०२२.

प्रति,

आर्कि. उषा रंगराजन
प्लॉट नं. ३२, से.नं. २९, इस्कॉन टेम्पल रोड,
रावेत प्राधिकरण, पुणे - ४११००१.

विषय:- सुधारीत पर्यावरण ना हरकत प्रमाणपत्रासाठी जलनिःसारण विभागाचा
पर्यावरण ना हरकत दाखला देणेबाबत.

संदर्भ:- १) आपले दि. ०६/०६/२०२२ चे पत्र

२) या विभागाकडील क्र. इ/जनि/७४१९/१६८/२०१८, दि. १०/०५/२०१८ अन्वये
सुधारीत पर्यावरण ना हरकत दाखला

महोदय,

आपण दि. ०६/०६/२०२२ रोजी पर्यावरण ना हरकत प्रमाणपत्रासाठी जलनिःसारण विभागाचा ना हरकत दाखला मिळणेकामी अर्ज केला आहे. सदर गृहप्रकल्प मोशी येथील श्री. डी.व्ही आल्हाट व इतर तर्फे कु.मु.धा. मे. दुलीप प्रॉपर्टीज भागीदार श्री. संजय एच. वर्मा यांचा, स.नं. १०५, १०६, १०७, १०८, ११३, ११४, ११५ येथे असून आपण नकाशात सादर केले प्रमाणे भुखंडाचे क्षेत्र १५६००.०० चौ. मी एवढे असून सद्यस्थितीत नियोजित बांधकाम क्षेत्र ६४१७९.१३ चौ.मी., असून गृहप्रकल्पामध्ये विल्डींग ए विंग मधील १३४ सदनिका, विल्डींग बी विंग मधील ११९ सदनिका, विल्डींग सी विंग मधील १२८ सदनिका, विल्डींग डी विंग मधील १२२ सदनिका, विल्डींग इ विंग मधील २३२ सदनिका याप्रमाणे एकुण ७३५ सदनिका तसेच विल्डींग ए विंग मधील ८७३५.८५ चौ.मी.व्यापारी क्षेत्र व ९०.०० चौ.मी.क्लब हाऊस क्षेत्राचे नियोजन आहे.

प्रस्तुत प्रकरणी आपणास कळविणेत येते की महाराष्ट्र प्रदुषण नियंत्रण मंडळ यांचे कडील Consent to Establish व Consent to Operate घेणे आवश्यक आहे. सदर गृहप्रकल्पासाठी महाराष्ट्र प्रदुषण नियंत्रण मंडळाचे अटी व शर्तीनुसार आवश्यक क्षमतेचा मैलाशुद्धीकरण प्रकल्प बांधणेत यावा. सदर मैलाशुद्धीकरण केंद्रामध्ये गृहप्रकल्पातील मैलापाणी प्रक्रिया करून, प्रक्रियायुक्त पाणी बागकाम व फ्लशिंगकरीता वापरण्यात यावे व प्रक्रियायुक्त पाण्याचा पुर्न:वापर करून उरलेले पाणी मनपाचे अस्तित्वात असलेल्या ड्रेनेज लाईन / पावसाळी गटर नलिकेला जोडणेसाठी मनपातर्फे परवानगी घेणेत यावी.

सबब आपण सादर केलेल्या अर्जास अनुसरून व खालील दिलेल्या अटीस अधिन राहून पर्यावरण ना हरकत प्रमाणपत्रासाठी सदरचा ना हरकत दाखला देणेत येत आहे.

- १) सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी प्राप्त करावयासाठी करावयाचा आहे.
- २) सदरचा दाखल्या अन्वये गृहप्रकल्पाची ड्रेनेज लाईन अर्जदारास मनपाचे ड्रेनेज लाईनला जोडणेची परवानगी नाही.
- ३) बांधकाम परवानगीसाठी या विभागाकडील ना हरकत दाखला मिळणेसाठी स्वतंत्र अर्ज करावा.
- ४) सदर ठिकाणी मनपाची मलनिःसारण वाहिनी कार्यान्वित आहे.

उपअधीक्षक

इ क्षेत्रीय कार्यालय, जलनिःसारण विभाग,
पिंपरी चिंचवड महानगरपालिका,
पिंपरी-१८.



पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)

पाणीपुरवठा विभाग, इ-क्षेत्रीय कार्यालय, पांजरपोळ, भोसरी, पुणे - १८.

Email - Eward@pcmcindia.gov.in Website - www.pcmcindia.gov.in

जावक क्र. - इक्षेका/पापु/टे.क्र. ०२ /कावि/३७५/२०२२ दिनांक - २४/६/२०२२

प्रति,

मे. लॅन्डमार्क डिझाईन
मोशी, पुणे.

विषय - स.नं. १०५, १०६, १०७, १०८, ११३, ११४, ११५ मोशी, पुणे येथील
नियोजित बांधकामासाठी पाणीपुरवठा विभागाकडील पर्यावरण नाहरकत
प्रमाणपत्रासाठी दाखला मिळणेबाबत...

संदर्भ - १) मे. लॅन्डमार्क डिझाईन अर्ज क्रमांक -103322230003579
दि. 06/06/2022

२/- उपरोक्त विषयांस अनुसरून संदर्भीय पत्रान्वये आपण नियोजित गृहसंकुल मौजे मोशी स.नं. १०५, १०६, १०७, १०८, ११३, ११४, ११५ पुणे येथील प्रस्तावित गृहप्रकल्पास नियोजित पर्यावरण ना हरकत प्रमाणपत्रासाठी दि. ६/६/२०२२ चे पत्रान्वये अर्ज केला असून सदर गृहप्रकल्पामध्ये इमारत ए-१३४ सदनिका, इमारत बी-११९ सदनिका, इमारत सी-१२८ सदनिका, इमारत डी-१२२ सदनिका, इमारत इ-२३२ सदनिका असे एकूण ७३५ सदनिका व वाणिज्य क्षेत्र ८७३५.८५ चौ.मी.आहे. सदर प्रस्तावित गृहप्रकल्पामध्ये इमारत वरील टाकी क्षमता ४१२१५२.०० व जमिनीखालील ६१८२२८.०० ली क्षमता प्रतिदिन पाण्याची आवश्यकता आहे. महापालिकेकडील टप्पा क्र. ५ व ६ पूर्ण होईपर्यंत मनपास पूर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही याबाबत अपणाकडून रु.५००/- च्या स्टॅम्पपेपरवर दि. २४/६/२०२२ रोजी हमीपत्र भरून घेण्यात आलेले आहे. हमीपत्रात नमुद केलेप्रमाणे सदनिका धारकांना व गाळे धारकांना मनपा कडील टप्पा क्र. ५ व ६ (भामा आसखेड व आंध्र प्रकल्प) पूर्ण होईपर्यंत आपणामार्फत स्वखर्चाने पाणीपुरवठा करणेच्या अटी शर्तीस अनुसरून सदरचा नियोजित पर्यावरण ना हरकत प्रमाणपत्र देण्यात येत आहे. तसेच मनपामार्फत उपलब्धतेनुसार सदर गृहप्रकल्पास पाणीपुरवठा करणेत येईल व उर्वरित पाण्याची मागणी आपण सांडपाण्याचे पुर्णवापर व पुर्णचक्रीकरण (Recycling & Reuse) करून केलेल्या पाण्याद्वारे पुर्ण करावी तसेच प्रत्यक्षात बांधकाम परवानगी घेते वेळेस सदर गृहप्रकल्पाबाबत सविस्तर माहिती आपलेकडून मिळणे अपेक्षित आहे व सदरची सविस्तर माहिती मिळालेनंतर बांधकाम परवानगीसाठी वेगळे ना हरकत प्रमाणपत्र देणेत येईल.

कार्यकारी अभियंता,
पाणीपुरवठा विभाग, इ क्षेत्रीय कार्यालय,
पिंपरी चिंचवड महानगरपालिका,
पिंपरी - १८.

Date: 13th July 2022

To,
Tulip Properties
Office No. 16-18, La Casita, 1st Floor, S. 32A, D.Y. Patil
College Road, Ravet PCNTDA, Pune 412101

Sub:- Facilitating Solid Waste Management at your Commercial/Residential **Infinity Planet** situated at Gat No. 105,106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Pune.

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.



SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **906Kg/Day, E Waste—7.7Kg/Day**) from your registered project **Infinity Planet** situated at Gat No. 105,106, 107, 108, 113, 114, 115, Dehu Alandi BRT Road, Behind Nakshatra Island, Pune through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 1176Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For **SWaCH Pune Seva Sahakari Sanstha Ltd**

Authorized Signatory

13th July 2022