



# AMJ LAND DEVELOPERS

Date: 25 June 2025

To,  
The Chief Conservator of forest,  
Regional Office (WCZ), Ministry of Environment, Forest & Climate Change,  
Ground floor, East Wing, New Secretariat Building,  
Civil Lines, Nagpur – 440001,  
Maharashtra.

**Subject:** Submission of half yearly Compliance report for Construction of Residential Complex “Greens” by M/s. AMJ Land Developers (Formerly known as Pudumjee G: Corp Developers) S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.

**Ref:** EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023.

Respected Sir,

With reference to the above subject, we are submitting the current status of our construction work, monitoring reports & point wise compliance status to various stipulations laid down by the ministry of Environment & forest along with necessary enclosure and annexure.

In accordance to your requirement please find enclosed herewith following documents for Post EC for the subject project for your kind reference.

1. Data sheet (January 2025 to June 2025).
2. Environment Clearance Letter.
3. Compliance Report.
4. Environment Monitoring Report (January 2025 to March 2025).
5. Environment Monitoring Report (April 2025 to June 2025).
6. Annexure I – Project Details.
7. Annexure II –EMP Cost..
8. Current Project Status Report.
9. Copy of Consent to Operate.
10. Copy of Consent to Establish.

Hope you will find the above in line with your requirement.  
Thanking you,

Yours faithfully,

For, M/s. AMJ Land Developers (Formerly known as Pudumjee G: Corp Developers)

Authorized Signatory

**Copy to:**

The member secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> & 4<sup>th</sup> floor,  
Opp. Cine Planet, Sion Circle, Mumbai- 400022, India.

**Office:**

Thergaon, Chinchwad, Pune-411033 Tel: +91-20-27517272/73

Web Site: [www.amjland.com](http://www.amjland.com)

**Site Office:**

Greens, Opp. Pudumjee Paper Mills, Thergaon, Chinchwad, Pune-411033 Tel: +91-20-27517271

Web Site: [www.greenspune.com](http://www.greenspune.com)

DATA SHEET  
PROJECT: M/s. AMJ Land Developers

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<b><u>MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS</u></b>	
<b>MINISTRY OF ENVIRONMENT &amp; FORESTS</b>	
<b>Regional Office (WCZ), Nagpur</b>	
<b>Monitoring Report</b>	
<b><u>DATA SHEET</u></b>	
	<b>Period: January 2025 to June 2025</b>
1.	Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify) : Construction Project – Residential Building and Amenity Building
2.	Name of the project : Proposed Expansion in EC of building construction Project located at S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village - Thergaon, Taluka – Mulshi, District – Pune, Maharashtra.
3.	Clearance letter (s)/OM no. and date : EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023.
4.	Location : S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.
	(a) District : Pune
	(b) State : Maharashtra
	(c) Latitude / Longitude : Latitude: 18 <sup>0</sup> 37' 04.30" N Longitude: 73 <sup>0</sup> 46' 16.7" E
5.	(a) Address for correspondence : S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax) : Mr. Shridhar Vidwans M/s. AMJ Land Developers Village Thergaon, Taluka – Mulshi, Pune – 411 033.

DATA SHEET  
PROJECT: M/s. AMJ Land Developers

6.	Salient Features		
	(a) Of the project	:	Refer Annexure 1-Project Details
	(b) Of Environmental Management Plans	:	Refer Annexure 1-Project Details
7.	Breakup of the project area		
	(a) Submergence area: forest & non forest.	:	Nil
	(b) Others	:	The entire project area is non-agricultural land.
8.	Breakup of the project affected population with enumeration of those losing houses /dwelling units' only, agricultural land only, both - dwelling units & agricultural land & landless labourers /artisan.	:	The Proposed Project is located at the vacant land only clearing of small sized vegetation. Therefore, no population was dislocated or affected due to the proposed Project.
	(a) SC, ST /Adivasis	:	Nil
	(b) Others  (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey).	:	Nil
9.	Financial details		
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	:	<b>Total Cost of Project: Rs. 269.60 Crores</b> <b>Cost of Completed Project: Rs. 162.58 Crores</b> <b>Cost of amended part: Rs. 107.02 Crores.</b>
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	:	<b>Attached Annexure – II</b>

DATA SHEET  
PROJECT: M/s. AMJ Land Developers

	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	:	Yet to finalise.
	(d) Whether (c) include the cost of environmental management as shown in the above.	:	Not applicable since (c) is yet to finalise.
	(e) Actual expenditure incurred on the project so far	:	Yet to finalise.
	(f) Actual expenditure incurred on the environmental management plans so far	:	Yet to finalise.
10.	Forest land requirement.	:	There is no forest land involved.
	(a) The status of approval for diversion of forest land for non-forestry use	:	Not applicable
	(b) The status of clearing felling	:	Not applicable
	(c) The status of compensatory afforestation if any	:	Not applicable
	(d) Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with Quantitative information.	:	Nil
12.	Status of construction.	:	
	a) Date of commencement (Actual and / or planned)	:	Excavation Started: March 2010
	b) Date of completion (Actual and/or	:	Dec. 2028

DATA SHEET  
PROJECT: M/s. AMJ Land Developers

	planned)		
13.	Reason for the delay if the project is yet to start.	:	No
14.	Dates of site visits		
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	:	--
	(b) Date of site visit for this monitoring report	:	<b>February 2025 &amp; May 2025.</b> <i>(Env. Monitoring report done by A Encon Private Limited Is Enclosed herewith)</i>
15.	<p>Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits.</p> <p>(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.</p>	:	<p><b>Letter issued by MoEF:</b></p> <p><b>EC Letter:</b> EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023.</p> <p><b>Consent to Establish (Revalidation with Expansion):</b> - Format1.0/CC/UAN No.0000182486/CE/2406001906, dated 22/06/2024.</p> <p><b>CTOR (Part-I, II &amp; III):</b> -Format1.0/CC/UAN No.0000189603/CR/2408001770, dated 19/08/2024.</p> <p><b>Consent to Operate Part IV:</b> -Format1.0/CC/UAN No.0000217739/CO/2411000973, dated-18/11/2024.</p>



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

To,

The Authorized Signatory  
AMJ LAND DEVELOPERS (FORMERLY KNOWN AS PUDUMJEE  
G:CORP DEVELOPERS)  
S.No. 22/1/1 S. No. 26/1,2,4,5/1, CTS 5401, Thergaon, Pune -411033

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/416366/2023 dated 30 Jan 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B039MH148957   |
| 2. File No.                                   | SIA/MH/INFRA2/416366/2023  |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.   |
| 6. Name of Project                            | Proposed expansion in Residential &<br>Commercial Project 'Greens' developed<br>by M/s. AMJ Land Developers located at<br>S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS<br>No. 5401, Village: Thergaon, Taluka:<br>Mulshi, District: Pune, Maharashtra |
| 7. Name of Company/Organization               | AMJ LAND DEVELOPERS (FORMERLY<br>KNOWN AS PUDUMJEE G:CORP<br>DEVELOPERS)   |
| 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: 06/06/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

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

*This is a computer generated cover page.*

PARIVESH

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/416366/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. AMJ Land Developers,  
S. No. 22/1/1, S. No. 26/1+2+4+5/1,  
CTS No. 5401, Village: Thergaon,  
District: Pune

**Subject** : Environmental Clearance for Proposed expansion in Residential & Commercial Project 'Greens' developed at S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village: Thergaon, District: Pune by M/s. AMJ Land Developers

**Reference** : Application no. SIA/MH/INFRA2/416366/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 167<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 260<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 02.05.2023.

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

1	Name of Project	Proposed expansion in EC of building construction Project located at S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village: Thergaon, Taluka: Mulshi, District: Pune, Maharashtra	
2	Project category	8(b), B1	
3	Type of Institution	Private	
4	Project Proponent	Name	M/s. AMJ Land Developers
		Regd. Office address	CTS No. 5401, Aditya Birla Hospital Road, Thergaon Pune 411033
		Contact number	9011088081
		e-mail	shridharv@amjland.com
5	Consultant	Sneha Hi-Tech Products Pvt. Ltd.	
6	Applied for	Expansion in Environment Clearance	
7	Details of previous EC	EC letter no. SEIAA-EC-0000001532 dated 20.05.2019	
8	Location of the project	S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village: Thergaon, Taluka: Mulshi, District: Pune, Maharashtra	
9	Latitude and Longitude	Latitude: 18°37'04.30" N, Longitude: 73°46'16.70"E	
10	Total Plot Area (m <sup>2</sup> )	49,000	
11	Deductions (m <sup>2</sup> )	2,450	
12	Net Plot area(m <sup>2</sup> )	46,550	
13	Proposed FSI area(m <sup>2</sup> )	96,871.81	
14	Proposed non-FSI area(m <sup>2</sup> )	84,289.59	

15	Proposed TBUA (m <sup>2</sup> )	1,81,161.40					
16	TBUA(m <sup>2</sup> ) approved by Planning Authority till date	Approval is in process					
17	Ground coverage(m <sup>2</sup> ) &%	23,394.95 sq.m (47.75%)					
18	Total Project Cost(Rs.)	Total Cost of Project: Rs. 269.60 Crores, Cost of completed project: Rs.162.58 Crores, Cost of amended part: Rs. 107.02 Crores					
19	CER	Activity	Location		Cost(Rs.)	Duration	
	NA						
20	Details of Building Configuration:					Reason for Change	
	Previous EC/ Existing Building			Proposed Configuration			
	Bldg. Name	Configuration	Ht. (m)	Bldg. Name	Configuration	Ht. (m)	
	Bldg. AB	P+12 floors	39	Bldg. AB	P+12 floors	39	No change existing bldgs.
	Bldg. CD	P+12 floors	39	Bldg. CD	P+12 floors	39	
	Bldg. EF	P+12 floors	39	Bldg. EF	P+12 floors	39	
	Bldg. GH	P+16 floors	51	Bldg. GH	P+16 floors	51.15	
	Bldg. IJ	P+12 floors	39	Bldg. IJ	P+12 floors	39	
	Bldg. KL	P+12 floors	39	Bldg. KL	P+12 floors	39	
	Bldg. MN	P+16 floors	51	Bldg. MN	P+16 floors	51.15	
	Bldg. OP	P+5 floors	18	Bldg. OP + New Club House	2P+ St+16 floors	Bldg.:58.95 Club house: 10.95	
	Amenity Bldg.	1 Semi B+G+4 floors	18	Amenity Bldg.	1 Semi B+G+4 floors	18	No change existing bldg.
	Club house	Ground+1st floor	8.68	Club house	Ground+1st floor	8.70	No change existing structure
	Central Parking	Semi Basement with Garden on top	3.6	Central Parking	Semi Basement with Garden on top	3.6	No change existing structure
	Podium Parking with Garden on Top	Stilt Parking + Garden on top	3.2	Podium Parking with Garden on Top	Stilt Parking + Garden on top	3.2	No change existing structure
	Multipurpose Hall	Ground floor	4.7	Multipurpose Hall	Ground floor	4.75	No change existing structure
21	Total number of tenements & Users	Tenements: 850 nos. Shops: 19 and Offices: 40 in Amenity building Residential users: 4250 nos. Amenity users: 485 nos.					
22	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	399		Fresh Water	399	

		Recycled water (flushing)	201	Recycled water (flushing)	201
		Recycled water (Gardening)	93	Recycled water (Gardening)	0
		Swimming Pool	4	Swimming Pool	0
		Total	697	Total	600
		Waste water generation	540	Waste water generation	540
23	Water Storage Capacity for Fire fighting/ UGT				
		Bldgs.	Domestic Water (m <sup>3</sup> )	Flushing Water (m <sup>3</sup> )	Fire Water (m <sup>3</sup> )
		AB, CD, EF, GH, IJ & KL	423.22	178.20	2 tanks of 175 cum each
		MN & OP	184.40	76.80	-
		Amenity	16.50	5.34	50
24	Source of water	PCMC/Tanker water			
25	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre Monsoon: 6 m Post Monsoon: 4.8 m	
		Size and no. of RWH tank(s) and Quantity:		NA	
		Quantity and size of recharge pits:		Numbers: 35 nos. (26 rooftop & 9 surface pits) Size: 1 x 1 x 1 m	
26	Sewage and Wastewater	Sewage generation in CMD:		540	
		STP technology:		MBBR	
		Capacity of STP (CMD):		400 KLD, 170 KLD & 30 KLD	
27	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	13 kg/day	It will segregated and handed over to PCMC facility	
		Wet waste:	12 kg/day	It will treated in existing OWCs	
		Construction waste	At actual	Utilized on site at maximum extent. Rest will be disposed as per local norms	
28	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal	
		Dry waste	838 kg/day	Handed over to Authorized recycler	
		Wet waste	1196 kg/day	Treated in OWC	
		Hazardous waste	0	0	
		Biomedical waste	At actual (mask/gloves etc.)	Handed over to Authorized agency	
		E-Waste	09 kg/day	Handed over to Authorized recycler	
		STP Sludge(dry)	54 kg/day	Used as manure for gardening	
29	Landscape details	Total RG area (m <sup>2</sup> )		4,900	
		Mandatory trees required		466	
		Existing trees on plot		428	
		Number of trees to be planted		62	
		Number of trees to be cut		0	
		Number of trees to be transplanted		0	

		Total trees on site	490																																										
30	Power requirement	Source of power supply:	MSEDCL																																										
		During Construction Phase (Demand Load):	100 KVA																																										
		During construction phase - DG set	1 x 125 KVA																																										
		During Operation phase (Connected load):	7747 kW																																										
		During Operation phase (Demand load):	3407 kW																																										
		Transformer:	8 x 630 KVA																																										
		DG set:	1 x 62.5 KVA 3 x 125 KVA																																										
		Fuel used:	HSD																																										
31	Details of Energy saving	Total Energy saving: 25.81 % (against Conventional Base Case) Savings through renewable energy: 8.09%																																											
32	Environmental Management plan budget during Construction phase	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Details</th> <th>Cost (Rs.) Lakhs</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Water for Dust Suppression</td> <td>4.0</td> </tr> <tr> <td>2</td> <td>Site Sanitation , Disinfection &amp; Safety</td> <td>2.5</td> </tr> <tr> <td>3</td> <td>Environmental Monitoring</td> <td>2.0</td> </tr> <tr> <td>4</td> <td>Health Check up</td> <td>3.0</td> </tr> <tr> <td>5</td> <td>Environment Management Cell</td> <td>8.4</td> </tr> <tr> <td>6</td> <td><b>Total</b></td> <td><b>19.9</b></td> </tr> </tbody> </table>			Sr. No.	Details	Cost (Rs.) Lakhs	1	Water for Dust Suppression	4.0	2	Site Sanitation , Disinfection & Safety	2.5	3	Environmental Monitoring	2.0	4	Health Check up	3.0	5	Environment Management Cell	8.4	6	<b>Total</b>	<b>19.9</b>																				
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		8	Environment Management Cell	To monitor sustainability of Environmental Infrastructures	-	27.36
		9	Environment Monitoring	Noise, air, water, soil, manure monitoring	-	30
		10	Basement Ventilation	Mechanical Ventilation for basements	NA	NA
		11	Swimming Pool Cost	Construction of swimming pool	45	6.75
		13	Biomedical Waste Management	Handling, segregation and management of waste like mask, shields, PPE kits etc.	0	0.30
		14	<b>Total</b>		<b>495</b>	<b>100.6</b>
34	Traffic Management	Required as per DCR		Actual Provided	Area per parking (m <sup>2</sup> )	
	4-Wheelers	733		733	25-30	
	2-Wheelers	2130		2130	-	
35	Details of Court cases/litigations w.r.t. the project and project location if any.				NA	

Comparative statement of the project-

Sr. No.	Description	Details as per EC received dated 20.05.2019	Details including proposed expansion	Remarks
1	Plot address	S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village: Thergaon, Taluka: Mulshi, District: Pune, Maharashtra	S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village: Thergaon, Taluka: Mulshi, District: Pune, Maharashtra	No change
2	Total Plot Area (Sq.m.)	49,000	49,000	No change
3	Deductions (Sq.m.)	8,371.90	2,450	As per New UDCPR 2020
4	Net Plot Area (Sq.m.)	40,628.10	46,550	Change due to change in deductions
5	Proposed FSI (Sq.m.)	74,087.92	96,871.81	Increased by 22,783.89 m <sup>2</sup>
6	Non FSI Area (Sq.m.)	74,053.82	84,289.59	Increased by 10,235.77 m <sup>2</sup>
7	Total Construction Area (Sq.m.)	1,48,141.74	1,81,161.40	Increased by 33,019.66 m <sup>2</sup>

8	Building Configuration	Bldg. AB: P+12 floors Bldg. CD: P+12 floors Bldg. EF: P+12 floors Bldg. GH: P+16 floors Bldg. IJ: P+12 floors Bldg. KL: P+12 floors Bldg. MN: P+16 floors Bldg. OP: P+ 5 floors Amenity Bldg.: 1 Semi B+G+4 floors	Bldg. AB: P+12 floors Bldg. CD: P+12 floors Bldg. EF: P+12 floors Bldg. GH: P+16 floors Bldg. IJ: P+12 floors Bldg. KL: P+12 floors Bldg. MN: P+16 floors	OP bldg. designed changed along with new club house
		Club house: Ground+1 <sup>st</sup> floor Central Parking: Semi Basement with Garden on top Podium Parking with Garden on Top : Stilt parking + Garden on top Multipurpose Hall : Ground floor	Bldg. OP + New Club House: 2P+ St+16 floors Amenity Bldg.: 1 Semi B+G+4 floors Club house: Ground+1 <sup>st</sup> floor Central Parking: Semi Basement with Garden on top Podium Parking with Garden on Top : Stilt parking + Garden on top Multipurpose Hall : Ground floor	

Sr. No.	Description	Details as per EC received dated 20.05.2019	Details including proposed expansion	Remarks
9	No. of tenements & shops	Tenements: 758 nos. Shops: 19 and Offices: 40 in Amenity building	Tenements: 850 nos. Shops: 19 and Offices:40 in Amenity building	Total tenements increased by 92 nos.
10	No. of expected users	Residential: 3,790 nos. Amenity bldg.: 485 nos. Total: 4,275 nos.	Residential: 4,250 nos. Amenity bldg.: 485nos. Total: 4,735 nos.	Residential users increased by 460 nos.
11	Domestic water requirement (KLD)	351 KLD	399 KLD	Increased by 48 KLD
12	Flushing water requirement (KLD)	183 KLD	201 KLD	Increased by 18 KLD
13	Landscaping water requirement (KLD)	68 m <sup>3</sup> /day	93 m <sup>3</sup> /day	Increased by 25 m <sup>3</sup> /day
13	Swimming pool (makeup water) (KLD)	4 KLD	4 KLD	No change
14	Sewage Generation (KLD)	481 m <sup>3</sup> /day (Residential + Amenity Bldg.)	540 m <sup>3</sup> /day (Residential + Amenity Bldg.)	Increased by 59 m <sup>3</sup> /day

15	STP capacity (KLD)	400 KLD, 110 KLD & 30 KLD	400 KLD, 170 KLD & 30 KLD	Capacity of 1 STP increased by 60 m <sup>3</sup> /day
16	Dry Waste (Kg/day)	731 kg/day	838 kg/day	Increased by 107 kg/day
17	Wet Waste (Kg/day)	1096 kg/day	1196 kg/day	Increased by 100 kg/day
18	Sludge generation (Kg/day)	45 kg/day	54 kg/day	Increased by 9 kg/day
19	Parking	Cars: 609 nos. 2 Wheelers (including Scooters & Cycles) : 3232 nos.	Cars: 733 nos. 2 Wheelers (including Scooters & Cycles) : 3368 nos.	Car increased by 124 nos.
20	Power Requirement	Connected load: 6276.29 KW Demand load: 2658.46 KW	Connected load: 7747KW Demand load: 3407 KW	Changed as per requirements
21	RG Area (Sq.m.)	4,900.0 m <sup>2</sup>	4,900.0 m <sup>2</sup>	No change
22	No. of Trees	Existing: 428 nos. To be planted: 62 nos. Total : 490 nos.	Existing: 428 nos. To be planted: 62 nos. Total : 490 nos.	No change

3. The proposal has been considered by SEIAA in its 260<sup>th</sup> (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to make provision of sound barriers for noise pollution control.
2. PP to submit details of energy saving calculations.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP 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- 96871.81 m<sup>2</sup>, Non FSI- 84289.59 m<sup>2</sup>, Total BUA- 181161.40 m<sup>2</sup>. (Plan approval No-BP/EC/Thergaon/-4/2022, dated-30.11.2022)

**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. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

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

**B) Operation phase:-**

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

- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

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

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

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

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

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

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

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

**Signature Not Verified**

Digitally signed by Shri Pravin C.  
Darade , I.A.S.  
Member Secretary

Date: 6/6/2023 1:39:21 PM

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

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**COMPLIANCE REPORT**

<b>EC No.</b>	:	EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023.
<b>Project Name</b>	:	Proposed expansion in EC of building construction Project located at S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.
<b>Project location</b>	:	S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Distt. - Pune, Maharashtra.
<b>Developer name</b>	:	M/s. AMJ Land Developers (Formerly known as Pudumjee G: Corp Developers)
<b>Developers address</b>	:	Survey No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.

The proposal has been considered by SEIAA in its 260<sup>th</sup> (Day-I) meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

**SPECIFIC CONDITIONS**

<b>A. SEAC Conditions</b>		
<b>Sr. No.</b>	<b>EC Conditions</b>	<b>Compliance Status</b>
1.	PP to make provision of sound barriers for noise control pollution.	Noted & Will be complied.
2.	PP to submit details of energy saving calculations.	Noted.
3.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	Noted & Will be complied.
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.	Noted.
<b>B. SEIAA Conditions</b>		
<b>Sr. No.</b>	<b>EC Conditions</b>	<b>Compliance Status</b>
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	Noted

COMPLIANCE REPORT  
PROJECT: M/s. AMJ Land Developers.

	the water permeable area as well as to allow effective fire tender movement.	
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-1A III de 04.01.2019,	Noted.
4.	SEIAA after deliberation decided to grant EC for FSI – 96871.81 m <sup>2</sup> , Non FSI – 84289.59 m <sup>2</sup> , Total BUA – 181161.40 m <sup>2</sup> . (Plan approval No. - BP/EC/Thergaon/-4/2022, dated-30.11.2022).	Noted

**General Conditions**

A. Construction Phase		
Sr. No.	EC Conditions	Compliance Status
1.	The solid waste generated should be properly collected and segregated. Wet garbage should be composed and dry/inert solid waste should be disposed off to the approved sites for landfilling after recovering recyclable material.	<p>Complied.</p> <ul style="list-style-type: none"> <li>• Total Dry waste generated from the project during construction – 13 Kg/day as well as Wet waste – 12 Kg/day</li> <li>• <b>Construction waste:</b> Utilized on site at maximum extent. Rest will be disposed as per local norms.</li> </ul> <p><b>Disposal</b> – Dry waste will be segregated and handed over to PCMC facility. Wet waste will be treated in existing OWCs.</p>
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions [or general safety and health aspects of people. only in approved sites with the approval of competent authority.	<ul style="list-style-type: none"> <li>• All muck has been used for land filling due to uneven cut fill sections.</li> <li>• Construction Area is barricaded and separated from Handed over area.</li> <li>• The Dust is controlled with a sprinkling of water, Controlled speed of construction</li> </ul>

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

		vehicles, hence no adverse impact on neighboring communities.
3.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted. No Hazardous materials are used or produced as this is a project for residential building Construction.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Noted. <ul style="list-style-type: none"> <li>• Proper drinking water &amp; toilet facilities is provided at the site.</li> <li>• PCMC provides drinking water facilities for construction workers.</li> </ul>
5.	Arrangement shall be made that waste water and storm water do not get mixed	Noted. <ul style="list-style-type: none"> <li>• Separate piping is provided to transport sewage to STP and STP to Drainage line as well as separate line to flushing.</li> <li>• Storm Water is directly connected to RWH.</li> </ul>
6.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	Noted. <ul style="list-style-type: none"> <li>• Wet Gunny bags and curing agents are used to reduce the water for curing.</li> <li>• Also Premixed ready mortar is being used which do not require curing.</li> </ul>
7.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. <ul style="list-style-type: none"> <li>• PCMC provides water to the residents of the completed project for all purposes</li> <li>• For the construction phase the water is provided by tankers for construction. Hence, the project does not require groundwater through the bore well.</li> <li>• We do not perform any activity which leads to polluting groundwater.</li> </ul>

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

8.	Permission to draw ground Water shall be obtained from the competent Authority prior to construction/operation of the project.	Noted. <ul style="list-style-type: none"> <li>• PCMC is very kind to us and provides water which is sufficient for all purposes of the completed project.</li> <li>• Hence NOC from Central Ground Water Authority is not required.</li> </ul>
9.	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Complied in completed Construction. Plumbing Fixtures with Aerators and Dual Flushing Tanks are Provided.
10.	The Energy Conservation Building Code shall be strictly adhered to.	Noted. <ul style="list-style-type: none"> <li>• CFLs/TFLs will be installed in all common areas.</li> </ul> <p><b>ROOF INSULATION AND THERMAL INSULATION</b></p> <ul style="list-style-type: none"> <li>• Thermal-insulated Floor paint is applied on Terrace.</li> <li>• Brick bat coba waterproofing is done on the terrace.</li> </ul>
11.	All the top soil excavated during construction activities should be stored for Use in horticulture / landscape development within the project site.	Noted. <ul style="list-style-type: none"> <li>• Complied and same will be complied for balance Construction.</li> <li>• Topsoil from the previous excavation was preserved and used for landscaping.</li> <li>• Future topsoil when excavated will also be used for the same purpose.</li> </ul>
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted. <ul style="list-style-type: none"> <li>• Soil is used for leveling, which is generated during the project excavation. There is no need to transport soil from outside.</li> </ul>
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted. <ul style="list-style-type: none"> <li>• This is a construction of a residential project; hence excavation done on site is for foundation work, so the groundwater level is far beyond the excavation.</li> <li>• PCMC provides water to the project for all-purpose, hence project does not</li> </ul>

**COMPLIANCE REPORT**  
**PROJECT: M/s. AMJ Land Developers.**

		<p>require groundwater through the bore well. Hence there is no possibility of leaching of heavy metals and other toxic contaminants.</p> <ul style="list-style-type: none"> <li>• Soil sample is taken on quarterly, and tested in MoEF &amp; NABL approved laboratory, and reports are attached.</li> </ul>
14.	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.	<p>Noted.</p> <ul style="list-style-type: none"> <li>• We have provided the total area for gardening is 4900 Sqm and the total nos. of trees - 490 nos. (Existing 428 nos. + to be planted 62 nos.).</li> <li>• Open spaces are provided with lawns, shrub beds &amp; trees</li> </ul>
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	<p>Complied.</p> <ul style="list-style-type: none"> <li>• DG set are used only during power failure hence there is no need to store diesel.</li> <li>• Diesel refilling was done through diesel tankers on a hiring basis from Fuel pumps that are nearby 24x7.</li> <li>• DG sets are having acoustic enclosures and low-sulfur diesel is used.</li> </ul>
16.	Vehicles hired for the transportation of raw materials shall strictly comply the emission norms prescribed by the ministry of road transport and highway department. The vehicle shall be adequately covered to avoid spillage/leakage.	<p>Noted.</p> <ul style="list-style-type: none"> <li>• Vehicles are allowed during early morning hours or late evening hours when traffic in the area is less (8:30 PM to 5:30 AM).</li> <li>• Standard of construction vehicles are checked regularly including PUC certificate.</li> </ul>
17.	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 he made to reduce ambient air ad noise	<p>Noted.</p> <ul style="list-style-type: none"> <li>• Electric Powered and well-serviced construction equipment were used to control noise by construction equipment.</li> <li>• Incremental pollution loads on the ambient air and noise quality are being closely monitored.</li> <li>• Construction time is restricted between 8 AM to 5:30 PM.</li> </ul>

**COMPLIANCE REPORT**  
**PROJECT: M/s. AMJ Land Developers.**

	level during construction phase, so as to conform to be stipulated standards by CPCB/MPCB.	Air & Noise monitoring reports are attached.
18.	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 sulfur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	Complied. <ul style="list-style-type: none"> <li>The DG backup is provided to Elevators, Common Lighting, STP plant, Underground Pumps and Fire Fighting Systems.</li> <li>The DG is located away from residential buildings. The area is barricaded with Chain link fencing for safety. DG Are with acoustic Enclosure and Exhaust stack is provided and low sulfur diesel is used.</li> </ul>
19.	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. <ul style="list-style-type: none"> <li>Site engineers supervise proper implementation of EHS safeguard at site.</li> </ul>
<b>B). Operation Phase.</b>		
<b>Sr. No.</b>	<b>EC Conditions</b>	<b>Compliance Status</b>
1.	a) The solid waste generated should be properly collected and segregated. b) wet waste should be treated by Organic Waste Converter and treated waste (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.	Complied. <ul style="list-style-type: none"> <li>Total Dry waste generated from project will be 838 Kg/day as well as Wet waste will be 1196 Kg/day and STP Sludge will be 54 Kg/day.</li> <li>Separated Dry and Wet solid waste is collected from every flat in the separate dust bins. Dry Garbage is handed over to PMC &amp; Wet Organic waste is converted in manure through OWC.</li> </ul>

COMPLIANCE REPORT  
PROJECT: M/s. AMJ Land Developers.

		<ul style="list-style-type: none"> <li>Manure from OWC &amp; STP sludge is used for gardening.</li> </ul>
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management) and Handling) Rules, 2016.	<p>Noted.</p> <p>E-Waste (09 kg/day) is handed over to an authorized recycler for further handling &amp; disposal purposes.</p>
3.	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ 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.</p> <p>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.</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>Construction of MBBR type of three Sewage treatment plants of Capacity 400 KLD, 200 KLD &amp; 30 KLD.</li> <li>The treated wastewater can be reused for flushing and gardening purpose within the premises.</li> <li>The discharge of treated sewage confirms to the norms and standards prescribed by MPCB consents obtained.</li> </ul> <p>The blower has been provided to STP to mitigate the odour problem from STP.</p>
4.	Project Proponent shall ensure completion of STP, MSW disposal facility, and Green belt development prior to occupation of buildings. As agreed during the SEIAA meeting, PP to explore the possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into a sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is	<p>Noted.</p> <ul style="list-style-type: none"> <li>The STP &amp; OWC is already provided on the project site; both the STP &amp; OWC are enough for the whole project.</li> <li>Green belt Development has been done.</li> </ul>

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

	installed and made functional including water requirements.	
5.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Noted. <ul style="list-style-type: none"> <li>• A wide gate is provided for ease of Entry and Exit at the same time.</li> <li>• Adequate parking is provided in the premises.</li> <li>• Sufficient wide Road is provided with traffic signage.</li> </ul>
7.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted. <ul style="list-style-type: none"> <li>• We have provided a total area for gardening is 4900 Sqm and the total nos. of trees - 490 nos. (Existing 428 nos. + to be planted 62 nos.).</li> <li>• Open spaces are provided with lawns, shrub beds &amp; trees.</li> </ul>
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted. Total 2 numbers of qualified persons are appointed in the environment management cell.
10.	Separate funds shall be allocated for the 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	Noted. Details of EMP allocation for the construction and operation phase are enclosed herewith.

COMPLIANCE REPORT  
PROJECT: M/s. AMJ Land Developers.

	environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accord 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	Noted. The advertisement has been given in the newspaper in the Marathi language regarding the Environment Clearance is granted to the project and a copy of the same is available with the Maharashtra Pollution Control Board and may also be seen on the Website at parivesh.nic.in
12.	A copy of the clearance letter shall be sent by proponent to rite 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.	Noted. The Environment Clearance letter is submitted to PCMC but still we have not received any suggestions from their side.
13.	The proponent shall upload the Status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project	Yes, Noted & Implemented. <ul style="list-style-type: none"> <li>• EC compliance report is prepared on the six-monthly basis with quarterly environment monitoring reports, data sheet, EMP allocation, project status and copies of consent to operate, consent to establish and Environment clearance.</li> <li>• All the documents complied in sophisticated format and submitted in</li> </ul>

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

	shall be monitored and displayed at a Convenient location near the main gate of the company in the public domain.	June & December of every year to MoEF, MPCB via mail.
<b>C. General EC Conditions</b>		
Sr. No.	EC Conditions	Compliance Status
1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted.
2.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before the start of any construction work at the site.	Noted & complied.  <b>Consent to Establish (Revalidation with Expansion):</b> - Format1.0/CC/UAN No.0000182486/CE/2406001906, dated 22/06/2024.
3.	Under the provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that the construction of the project has been started without obtaining environmental clearance.	Noted.  The latest EC granted for expansion is EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023. EC is attached herewith.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are submitting six monthly monitoring reports along with the necessary documents.
5.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution	Noted & complied.

COMPLIANCE REPORT  
PROJECT: M/s. AMJ Land Developers.

	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.	
6.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
7.	This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife 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. NOC from forest department is not required to this project and Environment Clearance has been issued to the Project. (EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023).
<b>Other Conditions:</b>		
<b>Sr. No.</b>	<b>EC Conditions</b>	<b>Compliance Status</b>
1.	The environmental clearance is being issued without prejudice to the action initiated under EP act or any court case pending in the court of	Noted. <ul style="list-style-type: none"> <li>• Project is under construction since 2010 as we received EC letter and since then we</li> </ul>

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

	law and it is 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 initiate under EP act.	have obeyed the laws of the land and especially the Environmental Statutes hence till date we have not received any objection from any government body, which is clearly indicate that, the environmental laws has not violated because of this project.
2.	In case of submission of false document and noncompliance of stipulated conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act. 1986,	Noted. As very law-abiding nature, all the documents which are submitted to any government body as well as all the construction activity of the project are going on under the Environmental Protection Act. 1986.
3.	In case of submission of false documents 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.	Noted and will be complied.
4.	<b>Validity of Environment Clearance:</b> The environmental clearance accorded shall be valid as per EIA notification, 2006, and amendments by MoEF & CC Notification dated 29 <sup>th</sup> April 2015.	Noted. EC is granted (EC No. - EC Identification No. - EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023).
5.	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.	Noted.

COMPLIANCE REPORT  
**PROJECT: M/s. AMJ Land Developers.**

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	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.	
6.	Any appeal against this environmental Clearance shall lie with the national green Tribunal (Western Zone Bench, Pune), New administrative building, 1 <sup>st</sup> floor, D-wing, Opposite council Hall, Pune, if preferred within 30 days as per prescribed under section 16 of the national green tribunal Act, 2010.	Noted.

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.		<b>Sample Type :</b> Drinking Water <b>Sample Location:</b> Sales Office <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 2.5 ltr <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - I <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-18 <b>Date of Report :</b> 18.02.2025		

Sr.No	Parameters	Result	Unit	Standard Limits	Test Method
1	Turbidity	0	NTU	< 1.0	APHA 24 <sup>th</sup> Edn. 2017 (2130B)
2	Colour	Unobjectionable	Hazen	Agreeable	APHA 24 <sup>th</sup> Edn 2017 (2120B)
3	Odour	Unobjectionable	--	Agreeable	IS 3025: (Part 5)-2018
4	Taste	Agreeable	--	Agreeable	APHA 24 <sup>th</sup> Edn 2017 (2160B)
5	pH at 25 <sup>o</sup> C	7.35	--	6.5-8.5	APHA 24 <sup>th</sup> Edn 2017 4500 (H <sup>+</sup> )B
6	Total Dissolved Solids	180	mg/L	< 500	APHA 24 <sup>th</sup> Edn 2017, 2540 C
7	Chlorides as Cl	23.1	mg/L	< 250	APHA 24 <sup>th</sup> Edn 2017, 4500-Cl B
8	Sulphate as SO <sub>4</sub>	12.3	mg/L	< 200	APHA 24 <sup>th</sup> Edn 2017, 4500-SO <sub>4</sub> E
9	Total Hardness as CaCO <sub>3</sub>	96.2	mg/L	< 200	APHA 24 <sup>th</sup> Edn 2017 2340 C
10	Calcium as Ca	21.8	mg/L	< 75	APHA 24 <sup>th</sup> Edn 2017, 3500-Ca B
11	Magnesium as Mg	4.14	mg/L	<30	APHA 24 <sup>th</sup> Edn 2017, 3500-Mg B
12	Fluoride as F	Nil	mg/L	< 1	APHA 24 <sup>th</sup> Edn 2017, 4500-F B
13	Iron as Fe	0.03	mg/L	< 0.3	APHA 24 <sup>th</sup> Edn 2017, 3500-Fe B
14	Residual Chlorine	Nil	mg/L	< 0.2	APHA 24 <sup>th</sup> Edn 2017, 4500-Cl B
15	Phenolic Compounds	Nil	mg/L	< 0.001	IS 3025: (Part 43), 1992
16	Nitrate as NO <sub>3</sub>	Nil	mg/L	< 45	APHA 24 <sup>th</sup> Edn 2017, 4500-NO <sub>3</sub> B
17	Cadmium as Cd	Nil	mg/L	< 0.003	IS 3025: (Part 41), 1992
18	Lead as Pb	Nil	mg/L	< 0.01	IS 3025: (Part 47), 1992
19	Zinc as Zn	Nil	mg/L	< 5	IS 3025: (Part 48), 1992
20	Chromium as Cr	Nil	mg/L	< 0.05	APHA 24 <sup>th</sup> Edn 2017, 3500-Cr B
21	Copper as Cu	Nil	mg/L	< 0.05	APHA 24 <sup>th</sup> Edn 2017, 3500-Cu B
22	Manganese as Mn	Nil	mg/L	< 0.1	APHA 24 <sup>th</sup> Edn 2017, 3500-Mn B
23	Total Alkalinity as CaCO <sub>3</sub>	110.2	mg/L	< 200	APHA 24 <sup>th</sup> Edn 2017, 2320 B
24	Total Coliform	Absent	100/ml	Absent	IS 15185-2021
25	E-coli	Absent	100/ml	Absent	IS 15185-2021

**Remarks ( If Any ): Based on above results water is potable.**

**Note:** Standard values as per IS 10500:2012.

1. Test Report is based on above parameters.
2. SAEN will discard the sample after 15 Days of the date of Test Report.
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4. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
5. The instruments & equipments used for sampling and analysis are calibrated from NABL Accr. Calibration Laboratory, to maintain NIST Traceability.
6. Laboratory Recognized by NABL with Certificate ID : TC-12368, Valid till dt. 09.10.2025.

**For S A Encon Private Limited**

**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Sewage Water <b>Sample Location:</b> STP Outlet <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 2.5 ltr <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - II <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-19 <b>Date of Report :</b> 18.02.2025		

Sr.No	Parameters	Result	Unit	Standard Value	Test Method
1	pH at 25°C	7.39	NA	5.5 to 9.0	APHA 24th Edn. 4500 H+ B
2	Total Suspended Solid	17.8	mg/l	< 20	APHA 24th Edn. 2540 D
3	BOD at 27°C for 3 days	7.8	mg/l	< 10	IS 3025 (PART 44), 2019
4	Chemical Oxygen Demand	31.4	mg/l	< 50	IS 3025 (PART 58), 2017
5	NH4 N	3.25	mg/l	< 5	APHA 24th Edn. 4500- NH <sub>3</sub> B & C
6	N Total	5.12	mg/l	< 10	APHA 24th Edn. 4500- NH <sub>3</sub> C
7	Fecal Coliform	80.0	/100 ml.	< 100	IS 1622 (Clause 3.3.3) -2019

**Remarks ( If Any ): Results are well within limit prescribed by MPCB Consent.**

**Note:**

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For S A Encon Private Limited

  
**Mr. Anantrao Nandawadekar-Technical Manager**  
 Authorized Signatory

END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023



Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Ambient Air <b>Sample Location:</b> Near Main Gate <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - III <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-20 <b>Date of Report :</b> 18.02.2025		

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
<i>Environmental Conditions</i>					
1	Ambient Temperature	Min. = 27.5	°C	Not Available.	Thermohygrometer
		Max. = 34.1			
2	Relative Humidity	Min. = 25.1	% RH	Not Available.	Thermohygrometer
		Max. = 34.9			
<i>Pollutant Concentration</i>					
3	Sulphur Dioxide (SO <sub>2</sub> )	22.6	µg/m <sup>3</sup>	≤ 80	CPCB Guidelines - NAAQS Monitoring & Analysis Guidelines Volume-1 NAAQMS/36/2012
4	Oxides of Nitrogen (NO <sub>2</sub> )	24.8	µg/m <sup>3</sup>	≤ 80	
5	Particulate Matter PM <sub>10</sub>	47.5	µg/m <sup>3</sup>	≤ 100	
6	Particulate Matter PM <sub>2.5</sub>	22.5	µg/m <sup>3</sup>	≤ 60	
7	Ozone (O <sub>3</sub> ) (1hr)	BDL	µg/m <sup>3</sup>	≤ 180	
8	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 1.0	
9	Carbon Monoxide (CO) (1hr)	BDL	mg/m <sup>3</sup>	≤ 4.0	
10	Ammonia (NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzene (C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 5.0	
12	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
13	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 6.0	
14	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	

**Remarks ( If Any ): Results are within standard limits prescribed by NAAQS.**

**Note:** NAAQS stands for National Ambient Air Quality Standards, 2009.

- BDL - Below Detection Limit
- Test Report is based on above parameters.
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For S A Encon Private Limited

  
**Mr. Anant Rao Nandawadekar-Technical Manager**  
 Authorized Signatory

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



**TEST REPORT**

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Ambient Air <b>Sample Location:</b> Near STP <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - IV <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-21 <b>Date of Report :</b> 18.02.2025		

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
<i>Environmental Conditions</i>					
1	Ambient Temperature	Min. = 27.2	°C	Not Available.	Thermohygrometer
		Max. = 33.4			
2	Relative Humidity	Min. = 30.5	% RH		
		Max. = 42.5			
<i>Pollutant Concentration</i>					
3	Sulphur Dioxide (SO <sub>2</sub> )	19.5	µg/m <sup>3</sup>	≤ 80	CPCB Guidelines - NAAQS Monitoring & Analysis Guidelines Volume-1 NAAQMS/36/2012
4	Oxides of Nitrogen (NO <sub>2</sub> )	21.8	µg/m <sup>3</sup>	≤ 80	
5	Particulate Matter PM <sub>10</sub>	42.3	µg/m <sup>3</sup>	≤ 100	
6	Particulate Matter PM <sub>2.5</sub>	19.9	µg/m <sup>3</sup>	≤ 60	
7	Ozone (O <sub>3</sub> ) (1hr)	BDL	µg/m <sup>3</sup>	≤ 180	
8	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 1.0	
9	Carbon Monoxide (CO) (1hr)	BDL	mg/m <sup>3</sup>	≤ 4.0	
10	Ammonia (NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzene (C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 5.0	
12	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
13	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 6.0	
14	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	

**Remarks ( If Any ): Results are within standard limits prescribed by NAAQS.**

**Note:** NAAQS stands for National Ambient Air Quality Standards, 2009.

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- Laboratory Recognized by NABL with Certificate ID : TC-12368, Valid till dt. 09.10.2025.

**For S A Encon Private Limited**

  
**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Ambient Noise <b>Sample Location:</b> As Below. <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 4 Locations	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - V <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-22 <b>Date of Report :</b> 18.02.2025		

Sr. No	Monitoring Location	Result		Unit	Standard Limits		Test Method
		Day	Night		Day	Night	
1	Near Main Gate	54.9	44.1	dB (A)	≤ 55	≤ 45	IS: 9989-2020
2	Near STP Plant	54.8	43.6	dB (A)	≤ 55	≤ 45	
3	Near DG Set	52.5	43.8	dB (A)	≤ 55	≤ 45	
4	Near Site Office	53.7	42.6	dB (A)	≤ 55	≤ 45	

**Remarks ( If Any ):** Above results are within limits prescribed by THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 for Residential Area.

**Note:**

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**For S A Encon Private Limited**



**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.		<b>Sample Type :</b> Stack Emission <b>Sample Location:</b> DG Set - 125 kVA <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - VI <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-23 <b>Date of Report :</b> 18.02.2025		

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
1	Duration Of Sampling	30	Min		
2	Stack Attached to	DG Set - 125kVA	----		
3	Sampling Point	Exhaust	----		
4	Material Of Stack	MS	----		
5	Shape Of Stack	Round	----		
6	Dimensions	0.2	Meter		
7	Stack Height From G.L.	2.5	Meter		
8	Type of Fuel	HSD	----		
9	Fuel Consumption	16.0	L/Hr		
10	Flue Gas Temperature	90.6	<sup>o</sup> C		
11	Flue Gas Velocity	5.71	m/s		
12	Flue Gas Volume	645.5	Nm <sup>3</sup> /hr		
13	Total Particulate Matter	33.2	mg/Nm <sup>3</sup>	< 150	IS:11255 (Part 1) 2019

**Remarks ( If Any ): Results are well within limit prescribed by CPCB Guidelines.**

**Note:**

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5. Laboratory Recognized by NABL with Certificate ID : TC-12368, Valid till dt. 09.10.2025.

**For S A Encon Private Limited**

  
**Mr. Anant Rao Nandawadekar-Technical Manager**  
**Authorized Signatory**

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



**TEST REPORT**

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.		<b>Sample Type :</b> Stack Emission <b>Sample Location:</b> DG Set - 125 kVA <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - VII <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-24 <b>Date of Report :</b> 18.02.2025		

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
1	Duration Of Sampling	30	Min		
2	Stack Attached to	DG Set - 125kVA	----		
3	Sampling Point	Exhaust	----		
4	Material Of Stack	MS	----		
5	Shape Of Stack	Round	----		
6	Dimensions	0.2	Meter		
7	Stack Height From G.L.	2.5	Meter		
8	Type of Fuel	HSD	----		
9	Fuel Consumption	16.0	L/Hr		
10	Flue Gas Temperature	93.6	°C		
11	Flue Gas Velocity	5.44	m/s		
12	Flue Gas Volume	614.9	Nm <sup>3</sup> /hr		
13	Total Particulate Matter	34.5	mg/Nm <sup>3</sup>	< 150	IS:11255 (Part 1) 2019

**Remarks ( If Any ):** Results are well within limit prescribed by CPCB Guidelines.

**Note:**

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**For S A Encon Private Limited**

  
**Mr. Anant Rao Nandawadekar-Technical Manager**  
**Authorized Signatory**

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> DG Insertion Loss <b>Sample Location:</b> As Below. <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 2 nos	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 11.02.2025 <b>Analysis Start Date:</b> 12.02.2025 <b>Analysis End Date:</b> 18.02.2025	<b>Sample Inward No :</b> SAEN/OT/24-25/833 - VIII <b>Date of Sample collection :</b> 11.02.2025 <b>Report No. :</b> SAEN/OT/TR/24-25/38-25 <b>Date of Report :</b> 18.02.2025		

Sr. No	Monitoring Location	Result								Unit	Difference	Standard Value	Test Method
		Without Acoustic				With Acoustic							
		N	W	S	E	N	W	S	E				
1	DG Set (125 KVA)	99.4	99.5	99.2	99.4	71.3	71.4	71.2	71.1	dB(A)			IS: 4758-2017
	<b>Average</b>	<b>99.4</b>				<b>71.3</b>				dB(A)	28.1	> 25	
2	DG Set (125 KVA)	99.5	99.3	99.2	99.4	72.4	72.4	72.1	71.9	dB(A)			
	<b>Average</b>	<b>99.4</b>				<b>72.2</b>				dB(A)	27.2	> 25	

**Remarks ( If Any ): Results are well within limit prescribed by MPCB Consent.**

**Note:**

The Acoustic enclosure or acoustic treatment of the room shall be designed for minimum 25dB(A) insertion loss or for meeting the ambient noise standards.

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**For S A Encon Private Limited**

  
**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**

**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023



**TEST REPORT**

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Drinking Water <b>Sample Location:</b> Sales Office <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 2.5 ltr <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 10.05.2025 <b>Analysis Start Date:</b> 12.05.2025 <b>Analysis End Date:</b> 17.05.2025	<b>Sample Inward No :</b> SAEN/OT/25-26/69 - 1 <b>Date of Sample collection :</b> 10.05.2025 <b>Report No. :</b> SAEN/OT/TR/25-26/03-92 <b>Date of Report :</b> 17.05.2025		

Sr.No	Parameters	Result	Unit	Standard Limits	Test Method
1	Turbidity	0	NTU	< 1.0	APHA 24 <sup>th</sup> Edn. 2017 (2130B)
2	Colour	Unobjectionable	Hazen	Agreeable	APHA 24 <sup>th</sup> Edn 2017 (2120B)
3	Odour	Unobjectionable	--	Agreeable	IS 3025: (Part 5)-2018
4	Taste	Agreeable	--	Agreeable	APHA 24 <sup>th</sup> Edn 2017 (2160B)
5	pH at 25 <sup>o</sup> C	7.52	--	6.5-8.5	APHA 24 <sup>th</sup> Edn 2017 4500 (H <sup>+</sup> )B
6	Total Dissolved Solids	192.6	mg/L	< 500	APHA 24 <sup>th</sup> Edn 2017, 2540 C
7	Chlorides as Cl	24.5	mg/L	< 250	APHA 24 <sup>th</sup> Edn 2017, 4500-Cl B
8	Sulphate as SO <sub>4</sub>	16.6	mg/L	< 200	APHA 24 <sup>th</sup> Edn 2017, 4500-SO <sub>4</sub> E
9	Total Hardness as CaCO <sub>3</sub>	102.8	mg/L	< 200	APHA 24 <sup>th</sup> Edn 2017 2340 C
10	Calcium as Ca	23.7	mg/L	< 75	APHA 24 <sup>th</sup> Edn 2017, 3500-Ca B
11	Magnesium as Mg	4.93	mg/L	<30	APHA 24 <sup>th</sup> Edn 2017, 3500-Mg B
12	Fluoride as F	Nil	mg/L	< 1	APHA 24 <sup>th</sup> Edn 2017, 4500-F B
13	Iron as Fe	0.02	mg/L	< 0.3	APHA 24 <sup>th</sup> Edn 2017, 3500-Fe B
14	Residual Chlorine	Nil	mg/L	< 0.2	APHA 24 <sup>th</sup> Edn 2017, 4500-Cl B
15	Phenolic Compounds	Nil	mg/L	< 0.001	IS 3025: (Part 43), 1992
16	Nitrate as NO <sub>3</sub>	Nil	mg/L	< 45	APHA 24 <sup>th</sup> Edn 2017, 4500-NO <sub>3</sub> B
17	Cadmium as Cd	Nil	mg/L	< 0.003	IS 3025: (Part 41), 1992
18	Lead as Pb	Nil	mg/L	< 0.01	IS 3025: (Part 47), 1992
19	Zinc as Zn	Nil	mg/L	< 5	IS 3025: (Part 48), 1992
20	Chromium as Cr	Nil	mg/L	< 0.05	APHA 24 <sup>th</sup> Edn 2017, 3500-Cr B
21	Copper as Cu	Nil	mg/L	< 0.05	APHA 24 <sup>th</sup> Edn 2017, 3500-Cu B
22	Manganese as Mn	Nil	mg/L	< 0.1	APHA 24 <sup>th</sup> Edn 2017, 3500-Mn B
23	Total Alkalinity as CaCO <sub>3</sub>	138.5	mg/L	< 200	APHA 24 <sup>th</sup> Edn 2017, 2320 B
24	Total Coliform	Absent	100/ml	Absent	IS 15185-2021
25	E-coli	Absent	100/ml	Absent	IS 15185-2021

**Remarks ( If Any ): Based on above results water is potable.**

**Note:** Standard values as per IS 10500:2012.

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6. **Laboratory** Recognized by NABL with Certificate ID : TC-12368, Valid till dt. 09.10.2025.

**For S A Encon Private Limited**

**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**

END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023



S A Encon Private Limited Certified with ISO 9001, ISO 14001 & ISO 45001

**TEST REPORT**

Customer Information		Sample Details	
M/s. AMJ Land Developers S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Sewage Water <b>Sample Location:</b> STP Outlet <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 2.5 ltr <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 10.05.2025 <b>Analysis Start Date:</b> 12.05.2025 <b>Analysis End Date:</b> 17.05.2025		<b>Sample Inward No :</b> SAEN/OT/25-26/69 - II <b>Date of Sample collection :</b> 10.05.2025 <b>Report No. :</b> SAEN/OT/TR/25-26/03-93 <b>Date of Report :</b> 17.05.2025	

Sr.No	Parameters	Result	Unit	Standard Value	Test Method
1	pH at 25°C	7.82	NA	5.5 to 9.0	APHA 24th Edn. 4500 H+ B
2	Total Suspended Solid	18.5	mg/l	< 20	APHA 24th Edn. 2540 D
3	BOD at 27°C for 3 days	8.6	mg/l	< 10	IS 3025 (PART 44), 2019
4	Chemical Oxygen Demand	37.2	mg/l	< 50	IS 3025 (PART 58), 2017
5	NH <sub>4</sub> N	3.77	mg/l	< 5	APHA 24th Edn. 4500- NH <sub>3</sub> B & C
6	N Total	6.35	mg/l	< 10	APHA 24th Edn. 4500- NH <sub>3</sub> C
7	Fecal Collform	70.0	/100 ml.	< 100	IS 1622 (Clause 3.3.3) -2019

**Remarks ( If Any ): Results are well within limit prescribed by MPCB Consent.**

**Note:**

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For S A Encon Private Limited



Mr. Anant Rao Nandawadekar-Technical Manager  
 Authorized Signatory



END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023

**TEST REPORT**

Customer Information		Sample Details	
M/s. AMJ Land Developers S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		Sample Type : Ambient Air Sample Location: Near Main Gate Sample Drawn by: Sirure & Asso. Sample Quantity: 1 nos Sample Condition: Properly packed & labelled	
Analysis Information		Report Information	
Analysis carried out at: SAEN Lab Date of Sample Receipt : 10.05.2025 Analysis Start Date: 12.05.2025 Analysis End Date: 17.05.2025		Sample Inward No : SAEN/OT/25-26/69 - III Date of Sample collection : 10.05.2025 Report No. : SAEN/OT/TR/25-26/03-94 Date of Report : 17.05.2025	

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
<i>Environmental Conditions</i>					
1	Ambient Temperature	Min. = 27.2	°C	Not Available.	Thermohygrometer
		Max. = 35.4			
2	Relative Humidity	Min. = 23.9	% RH	Not Available.	Thermohygrometer
		Max. = 31.5			
<i>Pollutant Concentration</i>					
3	Sulphur Dioxide (SO <sub>2</sub> )	23.8	µg/m <sup>3</sup>	≤ 80	CPCB Guidelines - NAAQS Monitoring & Analysis Guidelines Volume-1 NAAQMS/36/2012
4	Oxides of Nitrogen (NO <sub>2</sub> )	25.5	µg/m <sup>3</sup>	≤ 80	
5	Particulate Matter PM <sub>10</sub>	49.6	µg/m <sup>3</sup>	≤ 100	
6	Particulate Matter PM <sub>2.5</sub>	25.7	µg/m <sup>3</sup>	≤ 60	
7	Ozone (O <sub>3</sub> ) (1hr)	BDL	µg/m <sup>3</sup>	≤ 180	
8	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 1.0	
9	Carbon Monoxide (CO) (1hr)	BDL	mg/m <sup>3</sup>	≤ 4.0	
10	Ammonia (NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzene (C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 5.0	
12	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
13	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 6.0	
14	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	

**Remarks ( If Any ): Results are within standard limits prescribed by NAAQS.**

**Note:** NAAQS stands for National Ambient Air Quality Standards, 2009.

- BDL - Below Detection Limit
- Test Report is based on above parameters.
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For S A Encon Private Limited



**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**



END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023

**TEST REPORT**

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Ambient Air <b>Sample Location:</b> Near STP <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 10.05.2025 <b>Analysis Start Date:</b> 12.05.2025 <b>Analysis End Date:</b> 17.05.2025		<b>Sample Inward No :</b> SAEN/OT/25-26/69 - IV <b>Date of Sample collection :</b> 10.05.2025 <b>Report No. :</b> SAEN/OT/TR/25-26/03-95 <b>Date of Report :</b> 17.05.2025	

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
<i>Environmental Conditions</i>					
1	Ambient Temperature	Min. = 27.5	°C	Not Available.	Thermohygrometer
		Max. = 35.6			
2	Relative Humidity	Min. = 21.2	% RH	Not Available.	Thermohygrometer
		Max. = 29.5			
<i>Pollutant Concentration</i>					
3	Sulphur Dioxide (SO <sub>2</sub> )	19.7	µg/m <sup>3</sup>	≤ 80	CPCB Guidelines - NAAQS Monitoring & Analysis Guidelines Volume-1 NAAQMS/36/2012
4	Oxides of Nitrogen (NO <sub>2</sub> )	20.8	µg/m <sup>3</sup>	≤ 80	
5	Particulate Matter PM <sub>10</sub>	43.9	µg/m <sup>3</sup>	≤ 100	
6	Particulate Matter PM <sub>2.5</sub>	21.6	µg/m <sup>3</sup>	≤ 60	
7	Ozone (O <sub>3</sub> ) (1hr)	BDL	µg/m <sup>3</sup>	≤ 180	
8	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 1.0	
9	Carbon Monoxide (CO) (1hr)	BDL	mg/m <sup>3</sup>	≤ 4.0	
10	Ammonia (NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzene (C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 5.0	
12	Benzo(a)Pyrene (BaP)	BDL	ng/m <sup>3</sup>	≤ 1.0	
13	Arsenic (As)	BDL	ng/m <sup>3</sup>	≤ 6.0	
14	Nickel (Ni)	BDL	ng/m <sup>3</sup>	≤ 20	

**Remarks ( If Any ): Results are within standard limits prescribed by NAAQS.**

**Note:** NAAQS stands for National Ambient Air Quality Standards, 2009.

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For S A Encon Private Limited

  
**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**

END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023



**TEST REPORT**

Customer Information		Sample Details	
M/s. AMJ Land Developers S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		Sample Type :	Ambient Noise
		Sample Location:	As Below.
		Sample Drawn by:	Sirure & Asso.
		Sample Quantity:	4 Locations
Analysis Information		Report Information	
Analysis carried out at:	SAEN Lab	Sample Inward No :	SAEN/OT/25-26/69 - V
Date of Sample Receipt :	10.05.2025	Date of Sample collection :	10.05.2025
Analysis Start Date:	12.05.2025	Report No. :	SAEN/OT/TR/25-26/03-96
Analysis End Date:	17.05.2025	Date of Report :	17.05.2025

Sr. No	Monitoring Location	Result		Unit	Standard Limits		Test Method
		Day	Night		Day	Night	
1	Near Main Gate	54.2	43.9	dB (A)	≤ 55	≤ 45	IS: 9989-2020
2	Near STP Plant	54.6	44.0	dB (A)	≤ 55	≤ 45	
3	Near DG Set	53.3	43.7	dB (A)	≤ 55	≤ 45	
4	Near Site Office	53.8	43.2	dB (A)	≤ 55	≤ 45	

**Remarks ( If Any ): Above results are within limits prescribed by THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 for Residential Area.**

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For S A Encon Private Limited

  
Mr. Anantrao Nandawadekar-Technical Manager  
Authorized Signatory



END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023

**TEST REPORT**

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Stack Emission <b>Sample Location:</b> DG Set - 125 kVA <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 10.05.2025 <b>Analysis Start Date:</b> 12.05.2025 <b>Analysis End Date:</b> 17.05.2025		<b>Sample Inward No :</b> SAEN/OT/25-26/69 - VI <b>Date of Sample collection :</b> 10.05.2025 <b>Report No. :</b> SAEN/OT/TR/25-26/03-97 <b>Date of Report :</b> 17.05.2025	

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
1	Duration Of Sampling	30	Min		
2	Stack Attached to	DG Set - 125kVA	----		
3	Sampling Point	Exhaust	----		
4	Material Of Stack	MS	----		
5	Shape Of Stack	Round	----		
6	Dimensions	0.2	Meter		
7	Stack Height From G.L.	2.5	Meter		
8	Type of Fuel	HSD	----		
9	Fuel Consumption	16.0	L/Hr		
10	Flue Gas Temperature	94.2	<sup>o</sup> C		
11	Flue Gas Velocity	5.95	m/s		
12	Flue Gas Volume	672.6	Nm <sup>3</sup> /hr		
13	Total Particulate Matter	31.3	mg/Nm <sup>3</sup>	< 150	IS:11255 (Part 1) 2019

**Remarks ( If Any ):** Results are well within limit prescribed by CPCB Guidelines.

**Note:**

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For S A Encon Private Limited



Mr. Anantrao Nandawadekar-Technical Manager  
 Authorized Signatory



END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023

**TEST REPORT**

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> Stack Emission <b>Sample Location:</b> DG Set - 125 kVA <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 1 nos <b>Sample Condition:</b> Properly packed & labelled	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 10.05.2025 <b>Analysis Start Date:</b> 12.05.2025 <b>Analysis End Date:</b> 17.05.2025		<b>Sample Inward No :</b> SAEN/OT/25-26/69 - VII <b>Date of Sample collection :</b> 10.05.2025 <b>Report No. :</b> SAEN/OT/TR/25-26/03-98 <b>Date of Report :</b> 17.05.2025	

Sr.No	Parameters	Results	Unit	Standard Limits	Test Method
1	Duration Of Sampling	30	Min		
2	Stack Attached to	DG Set - 125kVA	----		
3	Sampling Point	Exhaust	----		
4	Material Of Stack	MS	----		
5	Shape Of Stack	Round	----		
6	Dimensions	0.2	Meter		
7	Stack Height From G.L.	2.5	Meter		
8	Type of Fuel	HSD	----		
9	Fuel Consumption	16.0	L/Hr		
10	Flue Gas Temperature	95.5	<sup>o</sup> C		
11	Flue Gas Velocity	5.83	m/s		
12	Flue Gas Volume	659.1	Nm <sup>3</sup> /hr		
13	Total Particulate Matter	30.2	mg/Nm <sup>3</sup>	< 150	IS:11255 (Part 1) 2019

**Remarks ( If Any ): Results are well within limit prescribed by CPCB Guidelines.**

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2. Test Results pertain only to the sample tested.
3. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
4. The instruments & equipments used for sampling and analysis are calibrated from NABL Accr. Calibration Laboratory, to maintain NIST Traceability.
5. Laboratory Recognized by NABL with Certificate ID : TC-12368, Valid till dt. 09.10.2025.

For S A Encon Private Limited

  
**Mr. Anantrao Nandawadekar-Technical Manager**  
**Authorized Signatory**



**END OF REPORT**

SAEN/F-06 Amd 00 dt. 08.06.2023

Customer Information		Sample Details	
<b>M/s. AMJ Land Developers</b> S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.		<b>Sample Type :</b> DG Insertion Loss <b>Sample Location:</b> As Below. <b>Sample Drawn by:</b> Sirure & Asso. <b>Sample Quantity:</b> 2 nos	
Analysis Information		Report Information	
<b>Analysis carried out at:</b> SAEN Lab <b>Date of Sample Receipt :</b> 10.05.2025 <b>Analysis Start Date:</b> 12.05.2025 <b>Analysis End Date:</b> 17.05.2025	<b>Sample Inward No :</b> SAEN/OT/25-26/69 - VIII <b>Date of Sample collection :</b> 10.05.2025 <b>Report No. :</b> SAEN/OT/TR/25-26/03-99 <b>Date of Report :</b> 17.05.2025		

Sr. No	Monitoring Location	Result								Unit	Difference	Standard Value	Test Method
		Without Acoustic				With Acoustic							
		N	W	S	E	N	W	S	E				
1	DG Set (125 KVA)	99.3	99.2	99.5	99.3	72.0	72.2	72.3	72.0	dB(A)			IS: 4758-2017
	Average	99.3				72.1				dB(A)	27.2	> 25	
2	DG Set (125 KVA)	99.8	99.6	99.5	99.8	72.6	72.3	72.9	72.5	dB(A)			
	Average	99.7				72.6				dB(A)	27.1	> 25	

Remarks ( If Any ): Results are well within limit prescribed by MPCB Consent.

**Note:**

The Acoustic enclosure or acoustic treatment of the room shall be designed for minimum 25dB(A) insertion loss or for meeting the ambient noise standards.

1. Test Report is based on above parameters.
2. Test Results pertain only to the sample tested.
3. The content of Test Report shall not be reproduced / used for advertising or legal use, in part or full, without written permission.
4. The instruments & equipments used for sampling and analysis are calibrated from NABL Accr. Calibration Laboratory, to maintain NIST Traceability.
5. Laboratory Recognized by NABL with Certificate ID : TC-12368, Valid till dt. 09.10.2025.

For S A Encon Private Limited



Mr. Anantrao Nandawadekar-Technical Manager  
 Authorized Signatory



END OF REPORT

SAEN/F-06 Amd 00 dt. 08.06.2023

## ANNEXURE – I – Project Details

### Project: M/s. AMJ Land Developers

#### ANNEXURE – I – Project Details

#### 1.1 Name and address of the project proposed:

The project proposed by M/s. AMJ Land Developers. Is Construction Project- Housing Project at Survey No. S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune

#### 1.2 Project Proposal: Residential building proposed project have following features:

Sr. No.	Description	Details
1.	Project Name	Proposed expansion in EC of building construction.
2.	Type of project	Housing Project.
3.	Project Proponent	M/s. AMJ Land Developers.
4.	Location	Survey No. S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka – Mulshi, Pune.
5.	Total Plot area	49,000 Sq. Mt.
6.	Total Built up Area (As per FSI)	181161.40 Sq. Mt.
7.	Project Cost	Total Cost of Project: Rs. 269.60 Crores, Cost of completed project: Rs. 162.58 Cores, Cost of amended part: Rs. 107.02 Crores.
8.	Total Water Requirement	697 CMD
	Fresh Water	399 CMD
	Recycled water	201 CMD (Flushing). 93 CMD (Gardening)
	Swimming pool make up	4 CMD
10.	Wastewater generated	540 CMD
11.	STP Capacity	<ul style="list-style-type: none"><li>• STPs of capacities 400 KLD, 30 KLD &amp; 170 KLD.</li><li>• Total capacity: 600 KLD</li></ul>
12.	Rain water harvesting	Total 35 Nos. (26 nos. rooftop & 9 nos. surface pits)
13.	Solid Waste Generation	<ul style="list-style-type: none"><li>• Dry quantity: 838 Kg/day.</li><li>• Wet quantity: 1196 Kg/day.</li><li>• STP Sludge: 54 Kg/day</li></ul> Disposal: Dry garbage will be disposed municipal garbage collection and wet waste will be used to produce manure by organic waste converter.

## ANNEXURE – I – Project Details

### Project: M/s. AMJ Land Developers

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14.	Power requirement	<b>Construction Phase:</b> <ul style="list-style-type: none"><li>• Power requires: 100 KVA (Approx.)</li><li>• Source: MSEDCL</li><li>• DG Set: 125 KVA</li></ul> <b>Operation Phase:</b> <ul style="list-style-type: none"><li>• Connected Load: 7747 KW</li><li>• Maximum Demand: 3407 KW</li><li>• Source: MSEDCL</li><li>• DG Set: 3 nos. x 125 KVA &amp; 1 nos. x 62.5 KVA</li></ul>
15.	Green Belt Development	Landscape area: 4900 Sq. Mt.

#### **SEWAGE TREATMENT PLANT:**

- Sewage will generate mainly by washing, cleaning, flushing (washroom) and from the kitchen.
- This sewage will be treated within project premises.
- Quantity of waste water will be 540 m<sup>3</sup>/day for Residential and Amenity Building.
- Three STPs of 400 KLD, 30 KLD & 170 KLD (Total 600 KLD) For Residential capacity are provided at site for treating waste water.

**SOLID WASTE GENERATION:**

**QUANTITY OF SOLID WASTES GENERATED:**

The solid waste will be generated at the proposed site includes:

- **During construction Phase:**
  - Normal debris, waste concrete, excavation soil, broken bricks, waste plaster etc. will be generated.
  - Metallic waste, wood, and oil also generated.
  - Food waste and other bio-degradable waste will be generated from the labour.
- **During operational phase:**
  - The solid waste will be generated at the proposed site includes paper, plastics bags, garbage, rubbish, glass etc.
  - The solid waste will be collected in the garbage bins located within the project premises.
  - The collection of the waste will be done by the proper way.
- Total quantity of solid waste generated will be: 2080 kg/day

**SOLID WASTE DISPOSAL METHOD:**

- Dry garbage will be disposal municipal garbage collection.
- Wet waste will be used to produce manure by organic waste converter.

**ANNEXURE – I – Project Details**

**Project: M/s. AMJ Land Developers**

**Environmental Management Plan**

<b>Sr. No.</b>	<b>Environmental Component</b>	<b>Potential Impacts</b>	<b>Potential source of Impact</b>	<b>Controls though EMP and Design</b>	<b>Impact Evaluation</b>
1.	Water	Water contamination	<b><u>Construction Phase</u></b> Domestic waste water from workers	Septic tank will be provided and disposed into municipal sewer	No adverse impact
			Surface runoff from site.	Silt traps and diversion ditches will be constructed to control surface run off.	No adverse impact
			<b><u>Operation phase</u></b> Discharge of domestic wastewater.	Generated sewage will be transferred to STP for its treatment of 600 KLD capacity (3 nos. of 400 KLD, 30 KLD, 170 KLD resp.).	No adverse impact
			Surface runoff from site	Rain water harvesting – ground water recharging will be done through percolation pits thereby prevent run off and facilitate water percolation.	Positive impact.
2.	Air Quality	Dust Emission	<b><u>Construction Phase</u></b> Construction activities	<ul style="list-style-type: none"> <li>Dust mask will be provided to prevent worker exposure of dust.</li> <li>Barricading the site periphery by tin sheets.</li> <li>Sprinkling of water will be done for dust suppression.</li> </ul>	Temporary & insignificant impact.
		Gaseous emissions of	Construction equipment's	<ul style="list-style-type: none"> <li>Periodic maintenance of</li> </ul>	Temporary &

**ANNEXURE – I – Project Details**

**Project: M/s. AMJ Land Developers**

<b>Sr. No.</b>	<b>Environmental Component</b>	<b>Potential Impacts</b>	<b>Potential source of Impact</b>	<b>Controls though EMP and Design</b>	<b>Impact Evaluation</b>
		pollutants i.e. SPM, SO <sub>2</sub> , NO <sub>x</sub> and HC	and vehicular movement.	<p>construction equipment's will be done.</p> <ul style="list-style-type: none"> <li>• Heavy vehicle must be checked for PUC certificate.</li> </ul>	insignificant impact.
		Gaseous emissions of SPM, SO <sub>2</sub> , NO <sub>x</sub> and HC.	<b><u>Operation Phase</u></b> DG Set	Applicable height of stack is given. Also it is operated only during absence of the normal electricity.	No significant impact
			Emissions from vehicular traffic.	<ul style="list-style-type: none"> <li>• Adequate wide approach road is proposed for smooth vehicular movement.</li> <li>• Road side plantation will further act as sink to gaseous emission.</li> </ul>	No significant impact
3.	Noise	Increase in noise level.	<b><u>Construction Phase</u></b> Operation of construction equipment's and vehicular movement.	Use of well-maintained equipment fitted with silencers.	No significant impact.
				Providing noise shields near the heavy construction operations.	
				Noisy operations will be limited to day time only.	
				Ear plug and muffs will be provided to workers.	
			<b><u>Operation Phase</u></b> Vehicles movement	Wide road and ample parking space will be provided to reduce vehicular noise	No significant impact
D.G. sets operations	No significant noise pollution.	No impact.			

**ANNEXURE – I – Project Details**

**Project: M/s. AMJ Land Developers**

<b>Sr. No.</b>	<b>Environmental Component</b>	<b>Potential Impacts</b>	<b>Potential source of Impact</b>	<b>Controls though EMP and Design</b>	<b>Impact Evaluation</b>
4.	Land	Land contamination by construction debris and solid waste.	<b><u>Construction Phase</u></b> Disposal of construction debris & solid waste.	<ul style="list-style-type: none"> <li>Construction debris will be collected and used for levelling the site.</li> <li>Solid waste from labours use will be collected in collection bins and disposed off to approve municipal landfill site.</li> </ul>	No significant impact.
			Excavated soil	Top soil will be used for landscaping	No significant impact.
			Metallic waste	Metallic waste will be sold to vendors for reprocessing	No significant Impact.
			<b><u>Operation Phase</u></b> Municipal solid waste like rubbish, paper, plastic garbage etc.	Efficient solid waste collection and storage facility is proposed.	No significant impact
				Segregation of waste as biodegradable and non-biodegradable waste will be done.	Compost material will be used as manure in landscaping.
				Biodegradable waste will be treated by vermin composting while non-biodegradable waste will be given to approved vendors for disposal.	
5.	<b>Ecology</b>	No significant Impact	<b><u>Construction Phase</u></b> <ul style="list-style-type: none"> <li>Site Development during construction</li> </ul>	<ul style="list-style-type: none"> <li>There is a plain terrain</li> </ul>	<ul style="list-style-type: none"> <li>--</li> </ul>

**ANNEXURE – I – Project Details**

**Project: M/s. AMJ Land Developers**

<b>Sr. No.</b>	<b>Environmental Component</b>	<b>Potential Impacts</b>	<b>Potential source of Impact</b>	<b>Controls though EMP and Design</b>	<b>Impact Evaluation</b>
			<u><b>Operational Phase</b></u> <ul style="list-style-type: none"> <li>Increase of green cover</li> </ul>	<ul style="list-style-type: none"> <li>Suitable green belt will be developed as per landscaping plan at site.</li> </ul>	
<b>6.</b>	<b>Traffic Pattern</b>	Increase of vehicular movements	<u><b>Construction Phase</b></u> <ul style="list-style-type: none"> <li>Heavy Vehicular movement at site</li> </ul>	<ul style="list-style-type: none"> <li>Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided.</li> </ul>	
			<u><b>Operational Phase</b></u> <ul style="list-style-type: none"> <li>Traffic due to commercial once the site is operational</li> </ul>	<ul style="list-style-type: none"> <li>Vehicular movement will be regulated inside the site with adequate roads and parking.</li> </ul>	
<b>7.</b>	<b>Socio-Economic</b>	Increase in Job opportunities	<u><b>Construction Phase</b></u> <ul style="list-style-type: none"> <li>Job opportunities for the local residents</li> </ul>	--	

**Annexure - II**

**Environmental Management plan Budgetary Allocation**

**A) Construction phase (with Break-up):**

Sr. No.	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1.	To control air pollution	Water For Dust Suppression	4.0
2.	To maintain hygienic condition	Site Sanitation, Disinfection & Safety	2.5
3.	Air, water, noise and soil analysis	Environmental Monitoring	2.0
4.	To check fitness of workers	Health Check Up	3.0
5.	To prepare team for Environmental management	Environment Management cell	8.4
<b>TOTAL</b>			<b>19.9</b>

**B) Operation Phase (with Break-up):**

Sr. No.	Component	Details	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1.	RWH	Construction of Recharge pits.	11.0	0.25
2.	STP	STP installation & OM	274.0	48.0
3.	OWC	Installation of OWC machine	37.0	2.5
4.	Hazardous Waste	NA	0	0
5.	e-waste	Charges of authorized vendors.	0	0.50
6.	Tree Plantation	Plantation of new trees and maintenance of existing trees.	70.0	9.0
7.	Energy saving	Installation of energy saving equipment's solar PV panel hot water system	58.0	2.5
8.	Environment Monitoring	Air, water, Noise, Soil, and manure monitoring.	--	3.0
9.	Environment Monitoring Cell	To monitor sustainability of Environmental Infrastructure.	--	27.36
10.	Basement Ventilation	Mechanical Ventilation for	NA	NA

EMP ALLOCATION  
**PROJECT: M/s. AMJ Land Developers**

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		basements		
11.	Swimming Pool Cost	Construction of swimming pool	45.0	6.75
12.	Biomedical Waste Management	Handling, segregation and management of waste like mask, shields, PPE kits etc.	0	0.30
<b>TOTAL</b>			<b>495.0</b>	<b>100.6</b>

**PROJECT STATUS REPORT**  
**BACKGROUND**

<b>EC No.</b>	:	EC Identification No. - EC23B039MH148957 File No. - SIA/MH/INFRA2/416366/2023 Date of Issue EC - 06/06/2023.
<b>Project Name</b>	:	M/s. AMJ Land Developers (Formerly known as Pudumjee G: Corp Developers)
<b>Project location</b>	:	S. No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.
<b>Developer name</b>	:	M/s. AMJ Land Developers
<b>Developer address</b>	:	Survey No. 22/1/1, S. No. 26/1+2+4+5/1, CTS No. 5401, Village Thergaon, Taluka - Mulshi, Pune.

**Status updated on** : 25/06/2025

**CONSTRUCTION DETAILS**

<b>Sr. No</b>	<b>Particulars</b>	<b>Current status of Work</b>
1.	Building name	
	AB	100% Completed
	CD	100% Completed
	EF	100% Completed
	GH	100% Completed
	IJ	100% Completed
	KL	100% Completed
	MN	100% Completed
	OP	Two slabs completed.
	Amenity	100% Completed
2.	Lighting	100% Done for Completed Buildings
3.	Gardening/Landscape	100% done for completed
4.	STP (400 & 30 Cum)	100% Completed 400 Cum for AB, CD, EF, GH, IJ, KL & 30 Cum for Amenity building
	STP (200 Cum)	Completed for MN and upcoming OP
5.	RWH	100% Done for Completed Buildings
6.	Internal Roads	100% Done for Completed Buildings
7.	Solid Waste Management	100% Done for Completed Buildings
8.	Plumbing	100% Done for Completed Buildings

**Place - PUNE.**

# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000189603/CR/2408001770

Date: 19/08/2024

To,  
M/s. AMJ Land developersidential  
Project - Greens Building (Amalgamation  
of CTO Renewal of Part I (Building  
AB,CD,EF,IJ,KL) & Part II (Building GH) &  
Part III (Amenity Building), S. No. 22/1/1,  
S.No.26/1+2+4+5/1 CTS No. 5401,Village -  
Thergaon, Tal Mulshi, Dist Pune



**Sub: Renewal of Consent to Operate(Part-I, II & III) for Residential cum  
Commercial construction project under Red Category**

- Ref:**
1. Amendment in Consent to Establish vide No. Format1.0/BO/JD(WPC)/UAN NO.055897/ CE/CC-1905000261 dtd. 04.05.2019
  2. Renewal of consent to Operate (Part-III) vide No Format1.0/CC/UAN No 0000102773/CR-2108000641 dtd 10.08.2021
  3. Renewal of Consent to Operate (Part-II) vide No Format1.0/CC/UAN No.0000151174/CO/2305001395 dtd 19.05.2023
  4. Renewal of Consent to Operate (Part-I) vide No Format1.0/CC/UAN No.0000129954/ CR/2306000385 dtd 06.06.2023
  5. Minutes of 5th Consent Committee Meeting of 2024-25 held on 10.07.2024

Your application NO. MPCB-CONSENT-0000189603

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 Renewal of Consent to Operate(Part-I,II & III) is granted for period upto 31.05.2029**
2. **The capital investment of the project is Rs.164.1554 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate(Part-I,II & III) is valid for construction project named as Residential Project - Greens Building (Amalgamation of CTO Renewal of Part I (Building AB,CD,EF,IJ,KL) & Part II (Building GH) & Part III (Amenity Building), S. No. 22/1/1, S.No.26/1+2+4+5/1 CTS No. 5401,Village - Thergaon, Tal Mulshi, Dist Pune on Total Plot Area of 49,000 SqMtrs for completed (Part-I,II,III) total construction BUA of 1,20,309.60 SqMtrs out of Total Construction BUA of 1,81,161.40 SqMtrs as per EC granted dated 06.06.2023 including utilities and services**

<b>Sr.No</b>	<b>Permission Obtained</b>	<b>Plot Area (SqMtr)</b>	<b>BUA (SqMtr)</b>
1	Environmental Clearance dtd 01.02.2010	49000.00	135753.00
2	Environmental Clearance dtd 02.02.2017	49000.00	114620.13
3	Environmental Clearance dtd 20.05.2019	49000.00	148141.74
4	Environmental Clearance dtd 06.06.2023	49000.00	181161.40
5	Consent to Establish(Amendment) dtd 04.05.2019	49000.00	148141.74
6	Renewal of Consent to Operate (Part-III) dtd 10.08.2021	49000.00	5994.79
7	Renewal of Consent to Operate (Part-II) dtd 19.05.2023	49000.00	21420.07
8	Renewal of Consent to Operate (Part-I) dtd 06.06.2023	49000.00	92894.74

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	467.7	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:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S1 to S-3	DG sets-3 Nos, 125 kVA	03	As per Schedule -II
S-4	DG set-40 kVa	01	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio degradable waste	941.6 Kg/Day	OWC with composting	As Manure
2	Non Bio degradable waste	517.1 Kg/Day	Segregation	As Manure
3	STP sludge	14 Kg/Day	Dewatering	Handed over to PCMC

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	22	Ltr/M	Reprocessing	To Authorized Reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416366/2023 dtd 06.06.2023 for construction project having total plot area of 49000 SqM and total construction BUA of 181161.40 SqM as per specific condition of EC.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



*Avinash Dhakne*

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Signed by: **Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-08-19 21:50:33 IST



**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1641554.00	MPCB-DR-23765	24/01/2024	RTGS
2	15754.00	TXN2404002967	17/04/2024	Online Payment

**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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **430 CMD for treatment of domestic effluent of 467.7 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	495.60
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.	Grandening/Other consumption	0

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

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

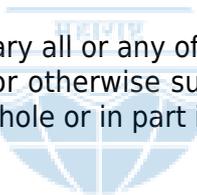
- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S-1 to S-3	DG sets-3 Nos, 125 kVA	Acoustic Enclosure	3.00	HSD 25 Ltr/Hr	1	SO <sub>2</sub>	12 Kg/Day
S-4	DG set-40 kVA	Acoustic Enclosure	3.00	HSD 8 Ltr/Hr	1	SO <sub>2</sub>	3.84 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 <sup>3</sup>
-------------------------	---------------	------------------------

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



### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate(Part-I, II,III)	Rs 10 Lakhs	Existing/Extend	Operation & Maintenance of Pollution Control Systems & Compliance of	Continious	31.05.2030

\*\* 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

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000217739/CO/2411000973

Date: 18/11/2024

To,  
M/s. AMJ Land developers  
S. No. 22/1/1, 26/1+2+4+5, CTS No.5401,  
Village Thergaon



Your Service is Our Duty

## Sub: 1st Consent to Operate (Part IV) for Residential & Commercial Building Construction Project under Red Category.

- Ref:**
1. Application submitted by Sub-Regional Office, PCMC vdie UAN No. MPCB-CONSENT-0000217739.
  2. Consent to Establish dated 24/02/2009.
  3. 1st Consent to Operate (Part 1) dated 28/03/2014 lid up to 31/01/2015.
  4. Revalidation of Consent to Establish for EXPANSION dated 27/02/2015.
  5. Renewal of Consent to Operate (Part-01) dated 07/04/2015 valid up to 31/01/2017.
  6. Renewal of Consent to Operate (Part-01) dated 14/03/2018 valid up to 31/01/2019.
  7. Revalidation of Consent to Establish for EXPANSION dated 04/05/2019.
  8. 1st Consent to Operate (Part-02) dated 03/07/2019 valid up to 31/12/2019.
  9. 1st Consent to Operate (Part-03) dated 02/01/2020 valid up to 31/12/2020.
  10. Renewal of Consent to Operate (Part-02) dated 15/07/2021 valid up to 31/12/2021.
  11. Renewal of Consent to Operate (Part-03) dated 10/08/2021 valid up to 31/12/2024.
  12. Renewal of Consent to Operate (Part-02) dated 19/05/2023 valid up to 31/12/2023.
  13. Renewal of 1st Consent to Operate (Part-01) dated 06/06/2023 valid up to 31/01/2024.
  14. Revalidation of Consent to Establish for EXPANSION dated 22/06/2024.
  15. Renewal of CTO (Part 1, 2 & 3) dated 19/08/2024 valid up to 31/05/2029.
  16. Environmental Clearance dated 01/02/2010.
  17. Environmental Clearance dated 08/10/2015.
  18. Environmental Clearance for EXPANSION dated 02/02/2017.
  19. Environmental Clearance for EXPANSION dated 20/05/2019.
  20. Environmental Clearance for EXPANSION dated 06/06/2023.
  21. Minutes of the 10th Consent Committee Meeting dated 24/10/2024.

Your application NO. MPCB-CONSENT-0000217739

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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:

- The 1st Consent to Operate (Part IV) for Residential cum Commercial construction project in Red/LSI category is hereby granted for a period up to 30/11/2029.**
- The capital investment of the project is Rs.48.085 + Existing Consent to Operate Part 1, 2 & 3 : Rs. 164.1554 = Total : Rs. 212.2404 Crores. Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Operate is valid for Residential cum Commercial construction project named as Residential Project - Greens Building MN (CTO part 4),S. No. 22/1/1, 26/1+2+4+5, CTS No.5401,Village - Thergaon,Mulshi,Pune on Total Plot Area of 49,000 SqMtrs and for completed construction BUA of 21,420.00 sq.m out of Total Construction BUA of 181161.40 SqMtrs as per EC granted dated 06/06/2023 including utilities and services**

<b>Sr.No</b>	<b>Permission Obtained</b>	<b>Plot Area (SqMtr)</b>	<b>BUA (SqMtr)</b>
1	Consent to Establish with EXPANSION dated 22/06/2024	49000.00	181161.40
2	Renewal of CTO (Part 1, 2 & 3) dated 19/08/2024 valid up to 31/05/2029	49000.00	120309.60
3	Environmental Clearance dated 06/06/2023	49000.00	181161.40

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	80.6	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

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S1	DG set 125 KVA	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Bio degradable waste	172.8 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Bio degradable waste	115.2 Kg/Day	Segregation and Storage in covered shed	Handed over to MPCB Authorized Vendor
3	STP sludge	4 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	8	Ltr/M	NA	Sale to authorized Recycler

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416366/2023 dtd 06.06.2023 for construction project having total plot area of 49000 SqM and total construction BUA of 181161.40 SqM as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
17. This consent is issued as per the Minutes of the 10th Consent Committee Meeting dated 24/10/2024.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-11-18 12:51:38 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	375000.00	TXN2408001541	08/08/2024	Online Payment

-

**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.
  - They are directed to renew the existing bank guarantee of Rs. 10 lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **200 CMD for treatment of domestic effluent of 80.6 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	86.40
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.	Grandening/Other consumption	0

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

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

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

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S1	DG set 125 KV	Acoustic Enclosure	3.00	HSD 16 Ltr/Hr	1	SO2	2.56 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 <sup>3</sup>
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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/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O (Part IV)	Rs. 10 lakhs (Existing BG extended as per C2R (Part I, II & III))	Already submitted on 31/08/2024	Towards O&M of PCS and compliance of consent condition	30/11/2029	30/11/2030

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

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

#### BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

#### BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-

## SCHEDULE-IV

### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

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

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000182486/CE/2406001906

Date: 22/06/2024

To,  
M/s. AMJ Land developers  
Residential Project 'Greens' (CFE-  
Revalidation & Expansion), S. No. 22/1/1,  
S.No.26/1+2+4+5/1, CTS No. 5401,  
Thergaon, Tal Mulshi, Dist Pune



## Sub: Consent to Establish (Revalidation with Expansion) for Residential & Commercial Construction Project under Red Category

- Ref:**
1. Amendment in Consent to Establish vide No. Format1.0/BO/JD(WPC)/UAN NO.055897/ CE/CC-1905000261 dtd. 04.05.2019
  2. Renewal of consent to operate(Part-III) vide No Format1.0/CC/UAN No 0000102773/CR-2108000641 dtd 10.08.2021
  3. Renewal of consent to operate (Part-II) vide No Format1.0/CC/UAN No.0000151174/CO/2305001395 dtd 19.05.2023
  4. Minutes of 1st Consent Committee Meeting of 2024-25 held on 18.04.2024

Your application NO. MPCB-CONSENT-0000182486

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.105.44 Cr (Existing CI Rs 164.2 Cr) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish (Revalidation with Expansion) is valid for construction project named as Residential Project 'Greens' (CFE-Revalidation & Expansion), S. No. 22/1/1, S.No.26/1+2+4+5/1, CTS No. 5401, Thergaon, Tal Mulshi, Dist Pune on Total Plot Area of 49,000 SqMtrs for remaining total Construction BUA of 61015.20 SqMtr out of total construction BUA of 181161.40 SqM as per specific condition of EC granted dated 06.06.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance (Expansion) dtd 20.05.2019	49000.00	148141.74
2	Amendment in Consent to Establish dtd 04.05.2019	49000.00	148141.74

3	Renewal of consent to operate(Part-III) dtd 10.08.2021	49000.00	5994.79
4	Environmental Clearance (Expansion) dtd 06.03.2023	49000.00	181161.40
5	Renewal of consent to operate (Part-II) dtd 19.05.2023	49000.00	21420.07
6	Renewal of consent to operate(Part-I) dtd 06.06.2023	49000.00	92894.74

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	159.3	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-62.5 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	217.9 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non Bio degradable waste	357.5 Kg/Day	Segregation	To Local Body/To Authorized Recycler
3	STP sludge	17 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	8	Ltr/M	Reprocessing	To Authorized Reprocessor

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall 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.

12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/416366/2023 dtd 06.06.2023 for construction project having total plot area of 49000 SqM and total construction BUA of 181161.40 SqM as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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**Signed by: Dr.Avinash Dhakne**  
Member Secretary  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-06-22 23:11:30 IST



**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	210880.00	TXN2310004229	25/10/2023	Online Payment
2	95014.00	TXN2406002285	13/06/2024	Online Payment
3	100932.00	TXN2406002286	13/06/2024	Online Payment

**PP has paid penal fees of Rs 95014.00 & 100932.00 as 12 % interest on BG 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 **170 CMD for treatment of domestic effluent of 159.3 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	176.20
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.	Grandening/Other consumption	0

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

## SCHEDULE-II

### Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-62.5 kVA	Acoustic Enclosure	4.15	HSD 56 Ltr/Hr	1	SO <sub>2</sub>	26.88 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 <sup>3</sup>
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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/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Revalidation of Consent to Establish with Expansion	Rs 10 Lakhs	Existing/Extend	Compliance of Consent Conditions and 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/C20/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/C20/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



## SCHEDULE-IV

### Conditions during construction phase

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

### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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