

Subject **Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to MOEF&CC - "Oxy Vimanagar"**

From Rahul Satav <rahul.satav@oxybuildcorp.in>

To <eccompliance-mh@gov.in>

Bcc <anuja@sustainera.in>

Date 2025-05-24 14:44



-
- Six monthly post EC compliance report_October 2024 to March 2025_To MoEF&CC - M_s Venkatesh Landmark.pdf(~14 MB)
-

Respected Sir,

This is with reference to Notification Vide No. S.O. 5845 (E) dated 26.11.18 & EIA Notification 2006 regarding submission of half yearly compliance report submission.

We M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others for the proposed residential and commercial project at Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune 411014 hereby submits six monthly compliance report, which includes the current status of construction Work, point-wise compliance status, datasheet to various stipulation laid down in its clearance letter Vide No. SIA/MH/MIS/149621/2020 dated 30th April 2021 along with the necessary enclosure and annexure for the period October 2024 to March 2025.

This is for your kind consideration and records.

Kindly acknowledge the same.

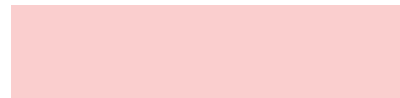
Thanking you,

For M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others

--

Regards,

Shweta Chougule.



Sustainera Solutions Pvt.Ltd.

NABET ACCREDITED EIA CONSULTANT ORGANISATION

Office no. 1, 1st Floor, Karan Plaza II,
Mumbai Bengaluru Service Road,
Beside Dodke Shobhan, Atul Nagar
Warje, Pune 411058, Maharashtra, India

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Visit us at: www.sustainera.in

Subject **Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to MPCB- "Oxy Vimanagar"**

From Rahul Satav <rahul.satav@oxybuildcorp.in>

To SRO Pune 1 <sropune1@mpcb.gov.in>

Bcc <anuja@sustainera.in>

Date 2025-05-24 14:43



-
- Six monthly post EC compliance report_October 2024 to March 2025_To MPCB - M_s Venkatesh Landmark.pdf(~14 MB)
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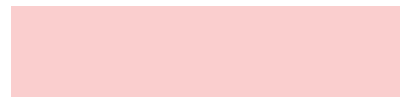
Thanking you,

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Office no. 1, 1st Floor, Karan Plaza II,

Mumbai Bengaluru Service Road,

Beside Dodke Shobhan, Atul Nagar

Warje, Pune 411058, Maharashtra, India

5/26/25, 10:05 AM

Roundcube Webmail :: Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to MPCB- "Oxy Viman...

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Subject Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to CPCB Zonal office - "Oxy Vimanagar"
From Rahul Satav <rahul.satav@oxybuildcorp.in>
To <rdpune.cpcb@nic.in>
Cc <ecrdw.cpcb@gov.in>
Bcc <anuja@sustainera.in>
Date 2025-05-24 14:41



-
- Six monthly post EC compliance report_October 2024 to March 2025_To CPCB - M_s Venkatesh Landmark.pdf(~14 MB)
-

Respected Sir,

This is with reference to Notification Vide No. S.O. 5845 (E) dated 26.11.18 & EIA Notification 2006 regarding submission of half yearly compliance report submission.

We M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others for the proposed residential and commercial project at Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune 411014 hereby submits six monthly compliance report, which includes the current status of construction Work, point-wise compliance status, datasheet to various stipulation laid down in its clearance letter Vide No. SIA/MH/MIS/149621/2020 dated 30th April 2021 along with the necessary enclosure and annexure for the period October 2024 to March 2025.

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Kindly acknowledge the same.

Thanking you,

For M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others.

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Regards,

Shweta Chougule.



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NABET ACCREDITED EIA CONSULTANT ORGANISATION

Office no. 1, 1st Floor, Karan Plaza II,
Mumbai Bengaluru Service Road,
Beside Dodke Shobhan, Atul Nagar

5/26/25, 10:03 AM

Roundcube Webmail :: Fwd: Submission of six-monthly post EC condition compliance report for the period October 2024 to March 2025 to CPCB Zonal offic...

Warje, Pune 411058, Maharashtra, India

Mobile: +91 9834795218

Visit us at: www.sustainera.in

M/S VENKATESH LANDMARK**DATE – 13/05/2025**

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

Sub: Submission of Environmental Clearance Compliance Report (**October 2024 to March 2025**) for Residential and Commercial Development Project M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others at Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune 411014

Ref: Environment Clearance vide letter No. SIA/MH/MIS/149621/2020 dated 30th April 2021

Respected Sir,

This is with reference to the above subject, we are submitting the datasheet, the Current status of our construction work, and Pointwise compliance to various stipulations laid down by the Ministry of Environment and Forest in its clearance vide letter No SIA/MH/MIS/149621/2020 dated 30th April 2021 along with the necessary annexures.

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For
M/s Venkatesh Landmark


Authorized Signatory



Encl:

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

SIX MONTHLY COMPLIANCE REPORT

(October 2024 to March 2025)

of

Residential and Commercial Development Project

at

**Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis
Law School Viman Nagar, Lohegaon, Tal-Haveli, Dist.-Pune
411014**

VIDE LETTER NO. SIA/MH/MIS/149621/2020 DATED – 30th APRIL, 2021

by

M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others

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

PARTA: DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project
2.	Name of the project	:	Residential And Commercial Development by M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and others
3.	Clearance letter (s) / OM No. and Date	:	Clearance Letter No. SIA/MH/MIS/149621/2020 Dated 31.04.2021
4.	Location	:	Survey No. 214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law school, Vimannagar, Lohegaon, Pune.
	a. District (S)	:	Pune
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 18°34'35.01"N Longitude: 73°54'46.53"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law school Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
	b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law school Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
6.	Salient features	:	
	a. of the project	:	It is a Residential cum Commercial development project. The design of this project and utilities are thoroughly planned with the objective of providing facilities to the people and keeping sustainable development in mind.
	b. of the environmental management plans	:	1. Sewage Treatment Plant (STP): 2 No. with capacity of residential – 200 KLD provided on site & Commercial 80 KLD proposed. 2. Rain water harvesting: 7 nos. of recharge pits with Bore proposed.

			3. Solid Waste Management a. Wet waste is treated by OWC machine for completed project. b. Dry waste is handed over to authorized recyclers for completed project. 4. We have planned the use of LED lights for common areas and have proposed solar panels system for hot water heating and street lights.
7.	Breakup of the project area	:	
	a. submergence area forest & non-forest	:	Non-Forest
	b. Others	:	Total Plot area: 17,427.00 m² Deductions: 4,150.38 m² Net Plot area: 13,276.62 m² FSI: 32,889.11 m² Non FSI: 30934.82 m² Built up area: 63,823.93 m²
8.	Breakup of the project affected Population with an enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan	:	Not Applicable
	a. SC, ST/Adivasis	:	Not Applicable
	b. Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference:		

	1.	Total Cost of the Project	:	Rs.62.00 Cr
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Environmental Management Plan (EMP) During the Construction phase: Capital cost: 11.01 Lakhs O & M cost: 1.08 akhs During Operational Phase: Total set up Cost: - 134.16 Lakhs O & M cost: 37.9 lakhs/annum
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	
	d.	Whether (c) includes the cost of environmental management as shown in the above.	:	
	e.	Actual expenditure incurred on the project so far	:	
	f.	Actual expenditure incurred on the environmental management plans so far	:	85 Lacs
10 .		Forest land requirement	:	
	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, it any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the	:	Not Applicable

	light of actual field experience so far																															
11 .	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information	:	Not Applicable																													
12 .	Status of construction	:	<table> <tr> <th>Phase</th><th>No. of Buildings</th><th>Status as on March 2025</th><th>Status of the Environmental Management Facilities</th></tr> <tr> <td>I</td><td>Wing A - B1+B2+LP+UG+9 TH FLOOR</td><td>Not yet started</td><td rowspan="8"> • STP Construction –STP of capacity 200 KLD is provided on site & 80 KLD is installed, equipment machinery is not yet installed • OWC is provided to treat wet waste • Solar water Provided for all bldg. i.e. B/C/D/E AND MHADA building • Solar PV - for Common building </td></tr> <tr> <td>II</td><td>Wing B - B1+B2+LP+UG+9 TH FLOOR</td><td>Completed</td></tr> <tr> <td>III</td><td>Wing C - B1+B2+LP+UG+9 TH FLOOR</td><td>Completed</td></tr> <tr> <td>IV</td><td>Wing D - B1+B2+LP+UG+9 TH FLOOR</td><td>Completed</td></tr> <tr> <td>V</td><td>Wing E - B1+B2+LP+UG+9 TH FLOOR</td><td>Completed</td></tr> <tr> <td>VI</td><td>Wing F (Commercial) - B1+B2+LP+UG+8 TH FLOOR –</td><td>Not Yet Started</td></tr> <tr> <td>VII</td><td>Wing G – (MHADA) – LP+UG+7TH FLOOR</td><td>Completed</td></tr> <tr> <td>VIII</td><td>1 no. of Clubhouse</td><td>Completed</td></tr> </table>	Phase	No. of Buildings	Status as on March 2025	Status of the Environmental Management Facilities	I	Wing A - B1+B2+LP+UG+9 TH FLOOR	Not yet started	• STP Construction –STP of capacity 200 KLD is provided on site & 80 KLD is installed, equipment machinery is not yet installed • OWC is provided to treat wet waste • Solar water Provided for all bldg. i.e. B/C/D/E AND MHADA building • Solar PV - for Common building	II	Wing B - B1+B2+LP+UG+9 TH FLOOR	Completed	III	Wing C - B1+B2+LP+UG+9 TH FLOOR	Completed	IV	Wing D - B1+B2+LP+UG+9 TH FLOOR	Completed	V	Wing E - B1+B2+LP+UG+9 TH FLOOR	Completed	VI	Wing F (Commercial) - B1+B2+LP+UG+8 TH FLOOR –	Not Yet Started	VII	Wing G – (MHADA) – LP+UG+7TH FLOOR	Completed	VIII	1 no. of Clubhouse	Completed
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VIII	1 no. of Clubhouse	Completed																														

						area is installed
						Green Belt area is provided
	a.	Date of commencement (Actual and/or planned)	:	PMC Sanction vide commencement letter No CC/1118/20, Dated: 11/11/2020, by Assistant Engineer, PMC		
	b.	Date of completion (Actual and/or planned)	:	28/05/2024 (for B, C, D, E & Mhada buildings)		
13 .	Reasons for the delay if the project is yet to start		:	--		
14	Dates of site visits		:	Not yet visited		
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not Applicable		
	b.	Date of site visit for this monitoring report	:	Not Applicable		
15 .	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)		:	Not Applicable		
	(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.)					

PART B: CURRENT STATUS OF WORK

The Current status of the project:

Phase	No. of Buildings	Status as on March 2025	Status of the Environmental Management Facilities
I	Wing A - B1+B2+LP+UG+9TH FLOOR	Not yet started	• STP Construction – STP of capacity 200 KLD is provided on site & 80 KLD STP Construction is completed, equipment & machinery not yet installed. • OWC is provided to treat wet waste • Solar water Provided for all bldg. i.e. B/C/D/E and MHADA building • Solar PV - for Common building area is installed • Green Belt area is provided
II	Wing B - B1+B2+LP+UG+9TH FLOOR	Completed	
III	Wing C - B1+B2+LP+UG+9TH FLOOR	Completed	
IV	Wing D - B1+B2+LP+UG+9TH FLOOR	Completed	
V	Wing E - B1+B2+LP+UG+9TH FLOOR	Completed	
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VII	Wing G – (MHADA) – LP+UG+7TH FLOOR	Completed	
VIII	1 no. of Clubhouse	Completed	

PART C: POINT WISE COMPLIANCE STATUS

Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. SIA/MH/MIS/149621/2020 DATED – 30th APRIL, 2021 are as follows:

Condition No.	Condition	Compliance
Specific Conditions:		
A. SEAC Conditions-		
1	PP to obtain IOD/ building plan approval from competent authority in concurrence with the remarks given by M/s Primo pertaining to nearby nalla.	Noted. We have obtained IOD/ Building Plan Approval.
2	PP to ensure the adequate distance between trees like Kadamb of 3 m which is very less.	The distance between two Kadamb trees is 6m as per the landscape layout which was submitted during the 218th meeting of SEIAA (Part A) dated 01.04.2021.
3	PP to submit IOD/ Plan approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.	Noted.
B. SEIAA Conditions-		
1	PP to achieve at least 5% of total energy requirement from Solar/ other renewable sources.	Noted. Passive architectural design and use of LED lamps for common area and Solar panels for hot water and street lights; to achieve a saving of 5-10-% of total energy requirement.
2	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.	Noted. We will 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.
3	SEIAA after deliberation decided to grant Environmental Clearance for – FSI- 12047 m ² , non-FSI- 25714.86 m ² , Total BUA 37762.46 m ² (Restricted as per CC) (Plan approval- CC/461/20, dated 31.08.2020).	We have applied for a corrigendum in the EC, as there is a correction in area as per IOD received. We have applied for corrigendum: FSI 32,889.11 m ² non-FSI: 30,934.82 m ² Total BUA: 63,823.93 m ² (Restricted as per CC) (Plan approval: CC/461/20, dated 31.08.2020).
General Conditions:		
a) Construction Phase: -		
(i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to approved sites for landfilling after recovering recyclable material.	Noted. Solid waste generated is being segregated and getting handed over to authorized recyclers.
(ii)	Disposal of muck, Construction spoils, including bituminous material during the construction	Excavated material and construction waste are stored in project premises and

	phase should not create any adverse effect on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of the competent authority.	used for leveling within the project site. It is not sent outside the project premise.
(iii)	Any hazardous waste generated during the construction phase should be disposed of as per applicable rules and norms with the necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste is generated during construction phase.
(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.	Drinking water supply for workers is from Potable water tankers. Mobile toilets provided for construction workers and sewage is collected by mobile toilet vendor. Solid waste generated is collected separately for dry & wet waste and handed over to PMC Ghanta gadi during construction phase.
(v)	Arrangement shall be made that wastewater and stormwater do not get mixed.	Sewage is collected by mobile toilet vendor and hence doesn't get mixed with stormwater.
(vi)	Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices.	Noted. We are using pre-mix concrete to a possible extent and wet jute bags are used to reduce water requirement for curing.
(vii)	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. We have applied for CGWA NOC
(viii)	Permission to draw groundwater and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted. We have applied for CGWA NOC
(ix)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	During the construction phase, no showers, and toilet flushing is being provided. Such fixtures will be used during the operation phase.
(x)	The Energy Conservation Building code shall be strictly adhered to.	Noted.
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	All the topsoil excavated during construction is used for landscape development within the project site.
(xii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted.

(xiii)	Soil and groundwater samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.	Soil monitoring report is attached as Annexure II.
(xiv)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted. We will comply with 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 the construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Noted.
(xvi)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted. We will comply with all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance
(xvii)	Vehicles hired for the transportation of Raw material shall strictly comply with the emission norms prescribed by the Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage / leakages.	The standard of construction vehicles is checked regularly including PUC certificate.
(xviii)	Ambient noise levels should conform to residential standards both during the day and at night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the 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.	Ambient air and noise Monitoring report enclosed. Annexure II.
(xix)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set is with acoustic enclosure & confirming the rules made under the Environment (Protection) Act 1986. We have provided 1 no of 160KVA, 1 no. of 35 KVA, on site and the stack height is kept as per CPCB norms.

(xx)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Construction work is being supervised by Project Engineer and qualified supervisors.
B. Operation phase:		
I.	a) The solid waste generated should be 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 of outside the premises. c) Dry/ inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.	a) The solid waste is collected & handed over to authorized vendor. b) Wet waste is treated in organic waste converter. for completed buildings
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste is disposed of through an authorized for completed buildings.
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 odor 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.	a) STP of capacity 200 KLD is provided for residential buildings, Monitoring report of inlet & outlet is attached as Annexure II for completed buildings b) Water available after recycling is 130 KLD which is use for gardening & flushing
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, and green belt development prior to occupation of the 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 sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	STP of capacity 200 KLD is provided for residential buildings, Monitoring report of inlet & outlet is attached as Annexure II . Total 1561.8 M ² greenbelt area is provided. No. of trees planted on site is 80.
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only	Noted.

	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.	There is already internal parking, so there is no need to use public space. We have proposed to provide a well-organized parking arrangement.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted. Adequate Electric charging points for electric vehicles are provided. 30% to total parking will be provided.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Green Belt is being developed by considering CPCB guidelines/local norms including a selection of plant species with consultation with the Local Landscape consultant. Total Green belt area: 1561.8 sq. m Existing no of trees at site: 80 Nos No. of trees proposed by PP at site: 196 Nos.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental Management Cell is being supervised by Project Engineer and qualified supervisors.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. 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.	Environmental Management Plan (EMP) up During the Construction phase: Capital cost: 11.01 Lakhs O & M cost: 1.08 Lakhs During Operational Phase: Total set up Cost: - 134.16 Lakhs O & M cost: 37.9 Lakhs/anum
XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Advertisement has been published in local newspaper as below: English: Financial Express Marathi: Loksatta Refer Annexure IV
XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB &	Yes, we will be submitting report regularly along with necessary documents.

	this department, on 1st June & 1st December of each calendar year.	
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	No suggestions/representations were received while processing the proposal from the local NGO. Copy of EC has been submitted to local body.
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.
C) General EC Conditions		
I.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted. We shall abide by the condition 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.	Consent to Establish order No.: Format 1.0/JD (WPC)/UAN-0000108344/CE-2105000767 Dated- 18.05.2021 Refer Annexure: II
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.	We have received Environmental Clearance from SEIAA 1st EC - VIDE LETTER NO. SIA/MH/MIS/149621/2020 DATED – 30th APRIL, 2021. Refer Annexure-I The construction activities have initiated after the receipt of CTE from MPCB. by order No.: Format 1.0/JD (WPC)/UAN-0000108344/CE-2105000767 Dated- 18.05.2021 Refer Annexure: II
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	Yes, we are submitting 6 monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to the Regional Office of MoEF&CC the respective Zonal Office of PCB.

	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.	We will be submitting environmental statement report regularly to MPCB.
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.	Noted.
VII.	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 & Wildlife clearance granted to the project which will be considered separately on merit	NOC from the Forestry & Wildlife angle including clearance from the standing committee of the National Board for wildlife is not applicable.
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.	No court case is pending against the project. No 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.	No court case is pending against the project. All the necessary NOCs are obtained.

6	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment department will revoke or suspend the Environmental clearance without any intimation and initiate appropriate legal action under Environmental protection Act, 1986.	Noted.
7	Validity of Environment Clearance: The environment Clearance accorded shall be valid as per EIA Notification 2006, amended time to time.	Noted.
8	The above stipulation would be enforced among others under the water (prevention and control of pollution) act 1974, the air (prevention and control of pollution) act, A1981, the environment (protection) act,1986 and rules their under, hazardous waste (management and handling) rules,1989 and its amendment, the public liability insurance act,1991 and its amendments.	Noted.
9	Any appeal against this environment Clearance shall lie with the National Green Tribunal, (Western Zone Bench, Pune) New Administrative Buildings, 1 st Floor, D-Wing, Opposite Council Hall, Pune. If preferred, within 30 Days as Prescribed Under Section 16 Of the National Green Tribunal Act, 2010	Noted.

PART D: ANNEXURE

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/149621/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 30.04.2021.

To
M/s.Venkatesh Landmark
(through Mr.Rahul Kondiba Satav),
Survey No.214/1/1 and 214/1/4 Airport Road,
Behind Symbiosis Law School,
Viman Nagar, Lohegaon,
Tal-Haveli, Dist-Pune

Subject : Environment Clearance for proposed Residential and Commercial Development at Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune by M/s.Venkatesh Landmark through Mr.Rahul Kondiba Satav

Reference : Application no. SIA/MH/MIS/149621/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/149621/2020	
Name of Project	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others	
Project category	8a (B2)	
Type of Institution	Private	
Project Proponent	Name	Residential and commercial development, M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav and others
	Regd. Office address	Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune 411014
Consultant	NABET Accredited EIA Consultant	
Applied for	New Greenfield Project	
Details of previous EC	NA	
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis	

			Law school			
Latitude and Longitude			Latitude - 18°34'35.01"N, Longitude 73°54'46.53"E			
Total Plot Area (m2)			17,427.00			
Deductions (m2)			4,150.38			
Net Plot area (m2)			13,276.62			
Proposed FSI area (m2)			32,889.11			
Proposed non-FSI area (m2)			30,934.82			
Proposed TBUA (m2)			63,823.93			
TBUA (m2) approved by			63,823.93			
Planning Authority till date			Pune Municipal Corporation			
Ground coverage (m2) & %			4,326.70			
Total Project Cost (Rs.)			Rs. 62.00Cr			
Details of Building Configuration:						Reason for Modification / Change
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
			WING – F (COMMERCIAL)	B1+B2+LP+UG+8 TH FLOOR	30.95	
			WING - A	B1+B2+LP+UG+9 TH FLOOR	30.90	
			WING - B	B1+B2+LP+UG+9 TH FLOOR	30.90	
			WING - C	B1+B2+LP+UG+9 TH FLOOR	30.90	
			WING - D	B1+B2+LP+UG+9 TH FLOOR	30.90	
			WING - E	B1+B2+LP+UG+9 TH FLOOR	30.90	
-	-	-	WING – G (MHADA)	LP+UG+7TH FLOOR	24.00	
			Club House	G + 1		
Total number of tenements			No of Tenements- 288			
			No. of shops – 54 + 2 Restaurant			
			No of offices - 06			
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh Water	Residential 129 + Commercial 41	Fresh Water	Residential 129 + Commercial 41		
	Recycled (Gardening)	Residential 10 + Commercial 3	Recycled (Gardening)	0		
	Swimming Pool	0	Swimming Pool	0		
	Flushing	Residential 65 + Commercial 27	Flushing	Residential 65 + Commercial 27		
	Total	275	Total	262		
	Waste water generation	Residential – 194 Commercial - 68	Waste water generation	Residential – 194 Commercial – 68		
Water Storage Capacity for Firefighting / UGT		Fire UG tank – Residential – 250 Commercial - 200				

	Fire Overhead tank – Residential – 20 MHADA - 25 Commercial – 20		
Source of water	Local Body – Pune Municipal Corporation		
Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season – 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season – 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)	
	Size and no of RWH tank(s) and Quantity:	NA	
	Quantity and size of recharge pits:	7 Nos. (a) 5 for Roof Top & b) 2 for Surface Run Off} a) 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep.	
	Details of UGT tanks if any:	Residential – 406 MHADA -38 Commercial – 262	
	Details of UGT tanks if any:	Residential – 406 MHADA -38 Commercial – 262	
Sewage Wastewater and	Sewage generation in CMD:	Residential – 194 Commercial – 68	
	STP technology:	MBBR	
	Capacity of STP (CMD):	Residential – 200 Commercial – 80	
Solid Management Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	4	Collected by Ghantagadi
	Wet waste:	2	Collected by Ghantagadi
	Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	532	Handed over to authorized recyclers
	Wet waste:	669	Organic Waste Convertor
	Hazardous waste:	Negligible	Handed over to authorized recyclers
	Biomedical waste	NA	NA
	E-Waste	5.6	Handed over to Authorised Vendor
	STP Sludge (dry)	80 Kg/day	Will be used as manure
Green Belt	Total RG area (m ²):		Provided RG =1561.8

Development	Existing trees on plot:		109 planted by the developer		
	Number of trees to be planted:		196		
	Number of trees to be cut:		0		
	Number of trees to be transplanted:		0		
Power requirement:	Source of power supply:		MSEDCL		
	During Construction Phase (Demand Load):		100 KW		
	During Operation phase (Connected load):		3412.85 KW		
	During Operation phase (Demand load):		2497.48 KVA		
	Transformer:		630 KVA - 4Nos		
	DG set:		Residential 160KVA, MHADA 20 KVA and Commercial 82.5KVA		
Fuel used:		HSD			
Details of Energy saving	Solar water heating – 13.02 %				
	Solar PV system– 10.77 %				
	Total Power saving including saving due to Water Heaters – 23.86 %				
Environmental Management budget during Construction phase	Type	Details		Cost	
	Capital	Air, water, land, biological environment and socioeconomic environment		11.01	
	O&M	Air, water and Noise Monitoring		1.08	
Environmental Management Budget plan during Operation phase	Component	Details		Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
	Storm water	-		-	-
	Sewage treatment	STP		27.5 + 12.5	14.48 + 5.23
	Water treatment	-		-	-
	RWH	RWH Pits		10	0.5
	Swimming Pool	-		-	-
	Solid Waste	OWC		15.50	3.63
	Hazardous waste	-		-	-
	E waste	Handed over to Authorized Vendor		-	-
	Green belt development	Gardening		10.86	2.00
	Energy saving	Other measures		-	-
		Renewable energy		57.8	2.89
	Environmental Monitoring	From MoEF&CC approved lab		-	8.44
	Disaster Management	-		123	7.95
	Sewage Pumping Cost	-		-	-
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
	4-Wheeler	700	700	12873.04	
	2-Wheeler	1564	1564		
	Bicycles	692	692		

3. The proposal has been considered by SEIAA in its 218th A meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
2. PP to ensure adequate distance between trees like Kadamb instead of 3 m which is very less.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. PP 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.
3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 12047.60 m2, Non-FSI-25714.86 m2, Total BUA- 37762.46 m2 (Restricted As per CC) (Plan approval- CC/461/20, dated- 31.08.2020)

General Conditions:

a) Construction Phase :-

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

horticulture / landscape development within the project site.

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

B) Operation phase:-

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

emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the

project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

EIA Notification, 2006, amended time to time.

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

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



Manisha Patankar-Mhaikar
(Member Secretary, SEIAA)

Copy to:

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



Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000108344/CE - 2105000767

Date: 18.05.2021

To,
M/s Venkatesh Landmark through Mr.
Rahul Kondiba Satav and Others
Survey No.214/1/1 and 214/1/4 Airport
road ,Behind Symbiosis Law school
Vimannagar ,
Lohegaon ,Tal-Haveli, Dist-Pune



Your Service Is Our Duty

Sub: Consent to Establish for construction of Residential and commercial project granted under Red Category

Ref: 1. Application vide UAN No. 0108344 dt.10/10/2021

Your application NO. MPCB-CONSENT-0000108344

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:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.62 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for residential and commercial projects named as M/s Venkatesh Landmark through Mr. Rahul Kondiba Satav and Others, Survey No.214/1/1 and 214/1/4 Airport road ,Behind Symbiosis Law school Vimannagar , Lohegaon ,Tal-Haveli, Dist-Pune on Total Plot Area of 17427.00 SqMtrs for construction BUA of 63823.93 SqMtrs as per sanctioned approved by local body including utilities and services and commencement certificate issued by local body**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal	
1.	Trade effluent	Nil	0	NA



Maharashtra Pollution Control Board

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Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	262	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
1	DG set 160 KVA	1	As per Schedule -II
1	DG set 82.5 KVA	1	As per Schedule -II
1	DG set 20 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	669 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	used as manure
2	Non biodegradable Waste	532 Kg/Day		Segregate and Hand over to Local Body for recycling Used as manure
3	STP Sludge	80 Kg/Day		used as manure
4	E Waste	5.6 Kg/Day	Recyclers	sent to Authorized recyclers

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL
- The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.



Maharashtra Pollution Control Board

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- 13 Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016
- 14 Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
- 15 Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
- 16 Project Proponent Shall not use groundwater till obtained permission from Central ground water Authority (CGWA).
- 17 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase.
- 18 Project proponent shall not take any effective steps towards implementation of projects prior to obtaining Environmental clearance from competent authority.
- 19 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking..

For and on behalf of the
Maharashtra Pollution Control Board.

Dr. Y.B.Sontakke
Joint Director (WPC)

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-4386	15/02/2021	RTGS

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **280 CMD for treatment of domestic effluent of 262 CMD.**

- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	275.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG Set 160 KVA DG set	Acoustic enclosure	3	Diesel	29.28 Ltr/Hr
S-2	DG Set 82.5 KVA	Acoustic enclosure	3	Diesel	15.04 Ltr/Hr
S-3	DG set 20 KVA	Acoustic enclosure	1	Diesel	4.08 Ltr/Hr

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakh	15 Days	compliance of consent conditions	commissioning of projects	Up to Commissioning of the project



Maharashtra Pollution Control Board

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Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
---------	-----------------------	-------------------	-------------------	---------------	-------------------	---------------

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

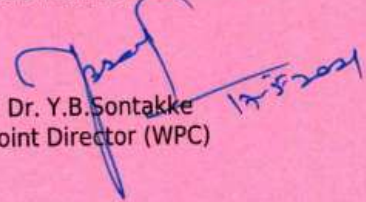


Maharashtra Pollution Control Board

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- 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.

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B. Sontakke
Joint Director (WPC)



TEST REPORT

Report No:	EHSM/2025/Feb/R-516	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/02/2025	Sampling duration	1440 Min
Sampling Location	Entry Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	26°C
Relative Humidity	50 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	20.8	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	28.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.7	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	31.4	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.6	mg/m ³	≤ 04	
6	Ozone(O ₃)	17.8	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

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



Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

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

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



TEST REPORT

Report No:	EHSM/2025/Feb/R-517	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	10/02/2025	Sampling duration	1440 Min
Sampling Location	Within Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	26°C
Relative Humidity	50 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	25.1	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	32.9	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	69.3	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	33.4	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.8	mg/m ³	≤ 04	
6	Ozone(O ₃)	18.1	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)

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



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-518	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	10/02/2025	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune.		

Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Entrance	51.8	41.2	55/45	CPCB Guideline
2.	Within Site	52.5	42.7		

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-519	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	10/02/2025		Stack Height : 2.5
Sampling Location	DG Set 1 - 160 KVA		Stack Type : Round
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Standard)	Methods
1	Flue Gas Temperature	379	K		---
2	Differential Pressure	4.9	mm WG		
3	Velocity	6.0	M/s		
4	Dimensions of Stack	0.08	Mtr.		
5	Stack Area	0.0050	M ²		
6	Gas Volume	132.61	Nm ³ /Hr		
7	Particulate Matter	45.0	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO ₂)	8.0	mg/Nm ³	--	
9	Sulphur Dioxide (SO ₂)	0.02	Kg/day	--	

➤ **Remark** - All above results are well within MPCB Standard.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-520	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	10/02/2025		Stack Height : 1.0 Mtr
Sampling Location	DG Set - 35 KVA		Stack Type : Round
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Standard)	Methods
1	Flue Gas Temperature	361	K		---
2	Differential Pressure	4.5	mm WG		
3	Velocity	5.4	M/s		
4	Dimensions of Stack	0.08	Mtr.		
5	Stack Area	0.0050	M ²		
6	Gas Volume	89.56	Nm ³ /Hr		
7	Particulate Matter	52.0	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO ₂)	4.2	mg/Nm ³	--	
9	Sulphur Dioxide (SO ₂)	0.019	Kg/day	--	

➤ **Remark** - All above results are well within MPCB Standard.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-521	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Solid	Sample Description	OWC Manure
Date of Sampling	10/02/2025	Sampling Time	13.00 PM
Sampling Location	-	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	FCO limits	Unit(s)	Methods
1	pH (10 % Solution)	7.22	6.5-7.5	--	IS 2720 (Part 26)
2	Moisture	18.9	≤ 25	%	IS 2720 (Part 2)
3	Colour	Blackish Brown	Dark Brown to Black	--	FCO
4	Odour	Absence of foul smell	Absence of foul smell	--	
5	Bulk Density	0.32	≤ 1.0	gm/cm ³	IS 2720 (Part 8)-1983
6	Total Organic Carbon	18.4	≥ 14	%	(FCO) Fertilizer Control Order 1985
7	Total Nitrogen as N	3.1	≥ 0.8	%	
8	Total Phosphate as P ₂ O ₅	0.71	≥ 0.4	%	
9	Potash, as K ₂ O	0.65	≥ 0.4	%	
10	C:N Ratio	13.6	≤ 20:1	--	
11	Particle Size	93 %	Min 90% material pass through 4.0 mm IS sieve	%	

Remark - All Above Results are within Limits.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-522	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	10/02/2025	Sampling Time	10.40 AM
Sampling Location	200 KLD	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 L
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Limits	Methods
1	pH at 25°C	7.19	--	6.5-9.0	APHA 4500 H+ B, 24 th Ed. 2023
2	Total Suspended Solids (TSS)	<5.0	mg/L	20	APHA 2540 D, 24 th Ed. 2023
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	5.9	mg/L	10	IS 3025 (Part 44):2023
4	Chemical Oxygen Demand (COD)	<20.0	mg/L	50	IS 3025 (Part 58):2023
5	Ammonium Ion (as NH ₄)	2.6	mg/L	5	APHA-4500-NH ₃ -N-F, 24th Ed.2023
6	Ammonia (as Total Ammonia N)	3.2	mg/L	10	APHA-4500-NH ₃ -N-F, 24th Ed.2023
7	Total Coliform	Absent	MPN/100ml	<100	IS 15185:2016

Remark - All Above Results are within Limits.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHS/2025/Feb/R-523	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Waste Water	Sample Description	STP Inlet
Date of Sampling	10/02/2025	Sampling Time	10.40 AM
Sampling Location	200 KLD	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 L
Start Date of Analysis	12/02/2025	End Date of Analysis	19/02/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25°C	5.02	--	APHA 4500 H+ B, 24 th Ed. 2023
2	Total Suspended Solids (TSS)	23.0	mg/L	APHA 2540 D, 24 th Ed. 2023
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	48.0	mg/L	IS 3025 (Part 44):2023
4	Chemical Oxygen Demand (COD)	151.0	mg/L	IS 3025 (Part 58):2023
5	Ammonium Ion (as NH ₄)	16.0	mg/L	APHA-4500-NH ₃ -N-F, 24th Ed.2023
6	Ammonia (as Total Ammonia N)	10.1	mg/L	APHA-4500-NH ₃ -N-F, 24th Ed.2023
7	Total Coliform	85.0	MPN/100ml	IS 15185:2016



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Feb/R-524	Issue Date	19/02/2025
Name and Address of Customer	Residential and Commercial Development Project by M/s. Venkatesh Landmark Survey No.214/1/1 And 214/1/4 Airport Road, Behind Symbiosis Law School Vimannagar, Lohegaon, Tal-Haveli, Dist-Pune 411014		
Sample Name	Soil	Sample Description	S1
Date of Sampling	10/02/2025	Sampling Time	14.00 PM
Sampling Location	Within Site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	12/02/2025	End Date of Analysis	06/09/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	24	%	
	b) Silt	23	%	
	c) Clay	53	%	
2	pH at 25°C	7.36	--	IS 2720(Part 26) 1987
3	EC at 25°C	302	µS/cm	IS 14767 : 2000
4	Moisture Content	4.5	%	Manual Of Soil Testing
5	Organic Matter	0.6	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.58	meq/100g	Manual Of Soil Testing
7	Bulk Density	2.2	g/cm ³	Manual of Soil; Testing
8	Available Phosphorus	19.1	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	121.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	32.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	41.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	23.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	<1.0	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	<1.0	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	3.3	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	1.8	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	132.0	mg/Kg	Manual of Soil Testing



Authorized Signatory
Mr. Rahul Patil
(Director)

जाहिर सूचना

तमाम लोकांना या जाहीर नोटीसीने कळविण्यात येते की, स.नं. २१४/१/१ व स.नं. २१४/१/४ यांसी क्षेत्र १७४२७.०० चौ.मी. मौजे लोहगाव (एअरपोर्ट रोड, विमाननगर) तालुका हवेली, जिल्हा पुणे ४११०१४ महाराष्ट्र या भिळकतीवरील मे. व्यंकटेश लॅन्डमार्क तर्फे भागीदार श्री. राहुल कोंडीबा सातव यांच्या “ऑक्सी बियुमॉन्ड” रहिवास व वाणिज्य या प्रकल्पाला SIA/MH/MIS/149621/2020 दि. ३०/०४/२०२१ अन्वये पर्यावरण विषयक मंजूरी देण्यात आली आहे. सदर पर्यावरण विषयक मंजूरीची प्रत महाराष्ट्र प्रदूषण मंडळ यांचे कार्यालयामध्ये तसेच पर्यावरण मंत्रालय यांच्या वेबसाईट वर <http://parivesh.nic.in> येथे उपलब्ध आहे.

येणेप्रमाणे जाहीर सूचना असे.

पुणे, तारीख : ०४/०५/२०२१

करिता

मे. व्यंकटेश लॅन्डमार्क तर्फे भागीदार
श्री. राहुल कोंडीबा सातव



Wed, 05 May 2021

<https://epaper.loksatta.com/c/>



PUBLIC NOTICE

This is to inform that Survey No. 214/1/1 and 214/1/4 admeasuring area 17427.00 Sq.Mtr Village-Lohegaon, Behind Symbiosis Law school, Airport road, Vimannagar, Tal-Haveli, Dist.- Pune 411014 Maharashtra M/S.VENKATESH LANDMARK THROUGH MR. RAHUL KONDIBA SATAV has been accorded Environmental Clearance of Residential and Commercial Development project “Oxy Beaumonde” No: SIA/MH/MIS/149621/2020 Dated. 30/04/2021 copies of the clearance letter available with the Maharashtra Pollution Control Board and may also be seen on the website of the ministry at <http://parivesh.nic.in>

Place: Pune

DATE: 04/05/2021

FOR

M/S.VENKATESH LANDMARK
THROUGH MR. RAHUL KONDIBA SATAV

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READ TO LEAD

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