

Date: November 16, 2021

**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 Compliance for Environmental Clearance Report (April-2021 to September-2021) for construction of Project "Castle Royale Towers" at S. No. 86, 87, 88, 89, 90 and CTS No. 2140, 2142, 2143, Bopodi, Near Pune University Taluka - Haveli, District-Pune, State-Maharashtra.

**Ref:** SEAC - 2010/CR.180/TC.2 Dated 24<sup>th</sup> May 2010 and Revalidated on 14<sup>th</sup> December 2015

Respected Sir,

With reference to the above subject, we are submitting the Current Status of our construction work, monitoring reports and point wise compliance status to various stipulations laid down by the State Level Environment Impact Assessment Authority, Maharashtra in its clearance letter **SEAC - 2010/CR.180/TC.2** along with the necessary enclosures and annexures.

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

Thanking you,

Yours Sincerely,

**For Avinash Bhosale Group**



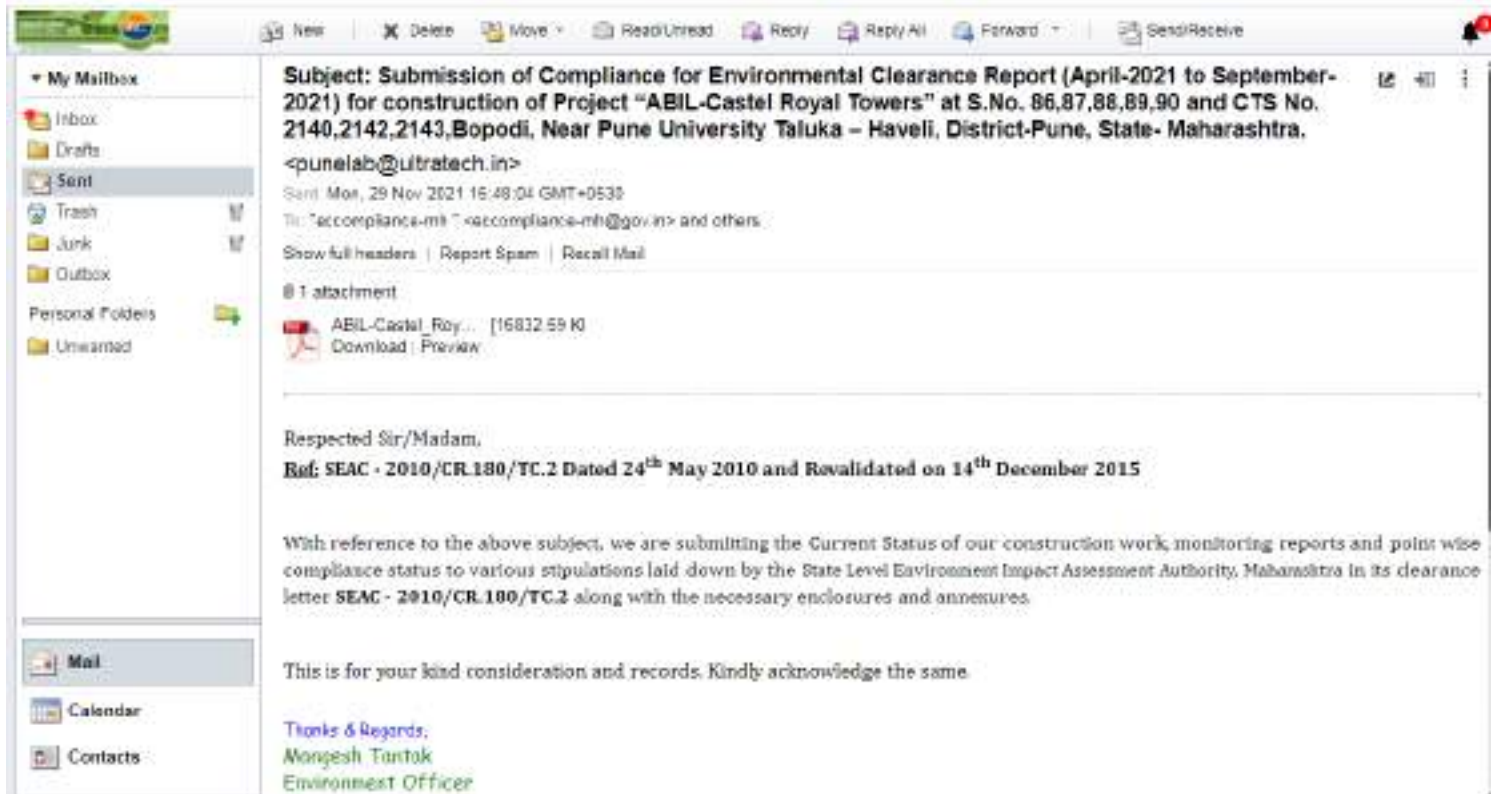
**Authorized Signatory**

**Encl:**

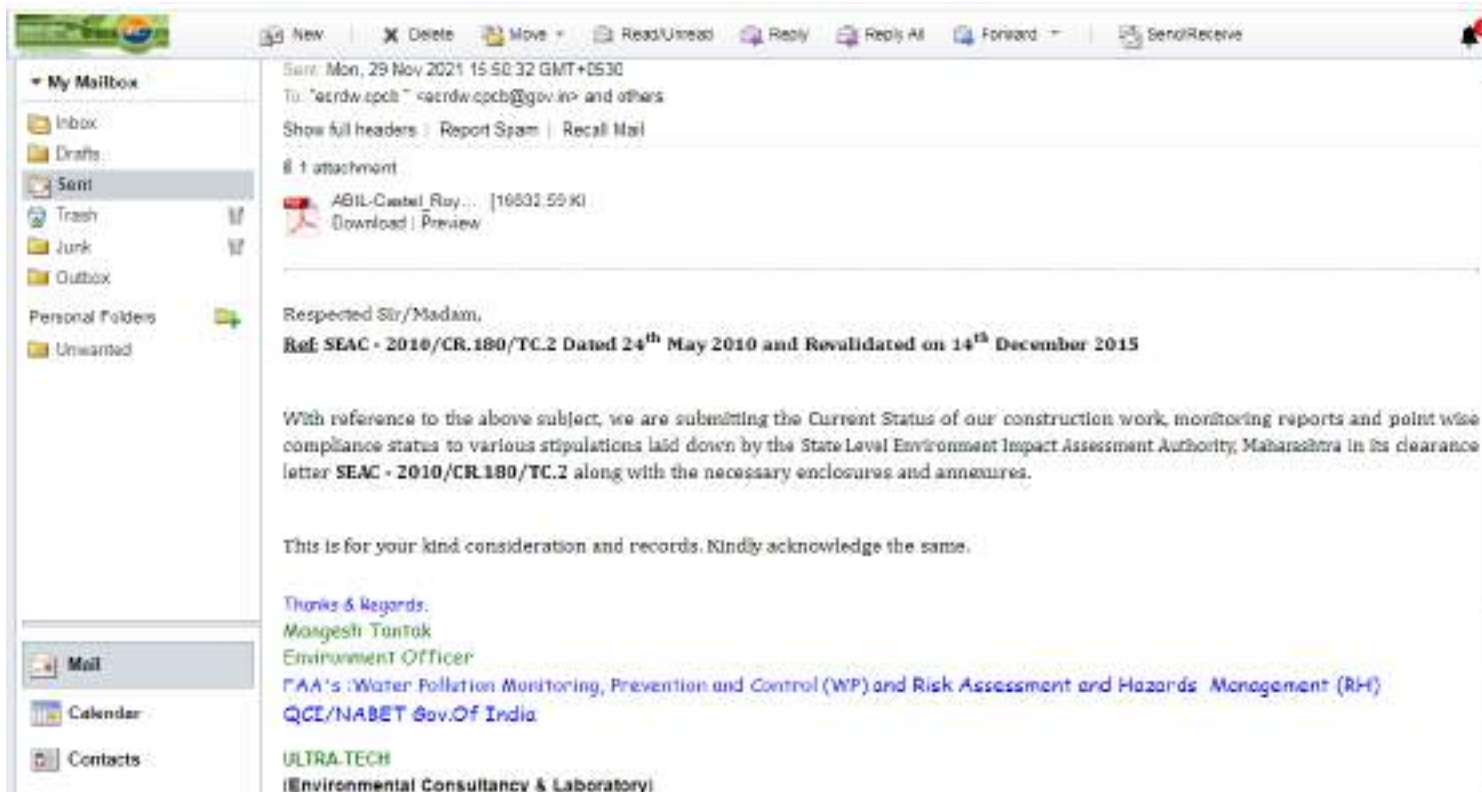
- Part A: Current Status of Construction Work
- Part B: Point wise compliance status
- Part C: Enclosures

**Copy To,**

1. The Member Secretary, MPCB, Kalpataru Point, 2/3/4<sup>th</sup> Floor, Opp. Sion Circle, Sion (East), Mumbai- 400022.
2. The Additional Director (S), CPCB, Parvesh Bhavan, Opp. VMC Ward, Office No. 10, Shubhanpura, Vadodara- 390023, Gujarat.
3. Environment Department Government of Maharashtra, Regional Office, 15<sup>th</sup> Floor, New Administrative building, Mantralay, Mumbai-400032.



**Acknowledgment Copy:** The Additional Director,MoEF&CC-Nagpur



**Acknowledgment Copy:** The Additional Director, CPCB, Shubhanpura, Vadodara,Gujrat

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BCD410247H IWR:8977304410247  
S. H. S. K. COLONY S.D. (A11/08)  
Center No: 1.25/11/2021, 13:50  
To: ENVIRONMENT DEPT GOVT OF MH.,  
PIN: 400032, Mantralaya SO Mumbai  
From: ULTRA TECH.,

Wt: 42gms  
Amt: ₹ 20 (Cash) Tax: ₹ 0

Date: November 16, 2021

**To,**  
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BC044161067N INR:6477304410406  
SF BHUSHI COLONY S.O (411038)  
Counter No:129/13/2021,13:50  
To:THE MEMBERS SEC.,  
PIN:400022, Sion SO  
From:ULTRA TECH.,  
tel:4219ms  
Amt:59.00(Cash)Tax:9.00

# **PART A**

Current status of work



**: PART A:**

**CURRENT STATUS OF WORK**

<b>No. of phases</b>	<b>No. of Buildings</b>	<b>Current Status</b>
3	6	<ul style="list-style-type: none"><li>• Tower 1, 2, 3, 4: Construction completed and handed over to Society.</li><li>• EWS building: Construction completed and handed over to Society.</li><li>• Tower 7: Finishing work in progress</li></ul>

# **PART B**

## Pointwise Compliance Status



## : PART B:

**Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. SEAC-2010/CR.180/TC.2 dated 24<sup>th</sup> May 2010 and revalidated on 14<sup>th</sup> Dec 2015 are as follows:**

Sr. No	Condition	Status
<b>Specific Condition -</b>		
(i)	Minimum 3 m space should be provided between plot boundary and edge of podium.	Noted and Adhered. Yes 3 mtr. Space Kept.
(ii)	Parking spaces should be reduced to the required number of 567	Noted and Adhered, Parking area : 2 wheelers – 3200 m <sup>2</sup> + Drive Ways, 4 Wheelers – 7088 m <sup>2</sup> + Drive Ways
(iii)	Nine Wind Mills (one on Each Tower) will install to cater and tap non conventional energy source as committed by project proponent.	<b>Agree to comply with.</b> Wind generators are proposed for operating stair case, lighting at all buildings for the residential area.
(iv)	The height, construction built up area of proposed construction shall be in accordance with the existing FSI /FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of area.	Complied. Height, built up area of construction is accordance with the existing FSI /FAR norms. Maximum of height of building 100 mts.
(v)	"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.	<b>Complied.</b> Consent to Establishment No.:- Format 1.0 / BO / ROHQ / Pune / CE / CC / 4762 Dated-27/09/2013  Please refer <b>Enclosure No.III</b>
(vi)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	<b>Complied.</b> <ul style="list-style-type: none"> <li>➤ 10 nos. of toilets are provided at site for workers. Also two Septic tanks are provided at labour camp.</li> <li>➤ 45 Nos. workers and 35 Nos. of Hutments are provided on site.</li> <li>➤ Provision made for drinking water &amp; domestic water at project site.</li> <li>➤ Solid waste is being disposed daily to municipal collection system.</li> <li>➤ First aid room is provided at site and medical check-up of construction workers done on periodically.</li> <li>➤ Proper housekeeping and site sanitation is provided.</li> </ul>
(vii)	A First Aid room will be provided in the project during construction and operation of	<b>Complied.</b> First aid rooms are provided on site.

Sr. No	Condition	Status
	project.	
(viii)	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.	<b>Complied.</b> <ul style="list-style-type: none"> <li>➤ 35 no of Hutments are provided for all workers.</li> <li>➤ Hutments are isolated from construction activity for safety purpose.</li> <li>➤ All other facilities like drinking water, kerosene, first aid room, toilets &amp; etc. are provided on site during construction phase.</li> </ul>
(ix)	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.	<b>Complied.</b> <ul style="list-style-type: none"> <li>➤ (35 nos)Hutments are provided for all workers.</li> <li>➤ Hutments are isolated from construction activity for safety purpose.</li> <li>➤ All other facilities like drinking water, kerosene, first aid room, toilets etc. are provided on site during construction phase.</li> </ul>
(x)	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	<b>Complied.</b> Topsoil is used for landscaping.
(xi)	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	<b>Agree to Comply with.</b> Details of plantation are as below <ul style="list-style-type: none"> <li>➤ East side internal- 65 No.s</li> <li>➤ East side external- 78 No.s</li> <li>➤ Podium garden- 71 No.s</li> <li>➤ At Club House (Gr Floor)- 100 No.s</li> </ul>
(xii)	Disposal of muck during construction phase should not create any adverse effect on neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	<b>Complied,</b> All excavated material had been used for land leveling.
(xiii)	Soil and ground water sample will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<b>Complied.</b> No source of ground water within project site. Soil analysis Reports enclosed. Please refer <b>Enclosure No. V</b>
(xiv)	Construction spoils, including bituminous material and other hazardous material must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	All precautions are taken to prevent contamination of water sources. The construction process does not involve storage of hazardous material to be consumed in building construction works.
(xv)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with	<b>Noted and Adhered.</b> No hazardous waste is generated during construction phase.

Sr. No	Condition	Status
	necessary approvals of the Maharashtra Pollution Control Board.	
(xvi)	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.	<b>Agree to comply with.</b> DG set are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986. 750 KVA =02 Nos. Permanent and For Construction 125 KVA =01 No. D.G sets are provided on Site.
(xvii)	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Diesel is not being stored at the site as the site located within the city.
(xviii)	Vehicles hired for bringing construction material to the sites should be in good condition and should have pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	<b>Complying with.</b> Vehicles are being operated during non-peak hours. Standard of construction vehicles are checked regularly including PUC certificate.
(xix)	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.	<b>Complied.</b> All adequate measures are made to reduce ambient air & noise levels. Ambient air and noise Monitoring report enclosed. Please refer <b>Enclosure No.V</b>
(xx)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 <sup>th</sup> August, 2003.( The above condition is applicable only if the project site located within the 100 km of Thermal Power Stations ).	<b>Complied.</b> We are using fly ash bricks for construction and fly ash (1655.80 MT) is also used in concreting works.
(xxi)	Ready mixed concrete must be used in building construction.	<b>Complying with.</b> Ready mix concrete is being used for construction.
(xxii)	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures from lighting.	<b>Complied.</b> Structural Safety certificate was Submitted.
(xxiii)	Storm water control and its re-use as per CGWB and BSI Standards for various applications.	<b>Agree to comply with.</b> Collection of rain water from terraces in rain water harvesting tanks and the water will be reused in operation phase.
(xxiv)	Water demand during construction should be reduce by use of pre-mixed concrete, curing	<b>Complying with.</b>

Sr. No	Condition	Status
	agents and other best practices referred.	Pre-mixed concrete and curing agents are being used in the construction.
(xxv)	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no use of ground water envisaged in the project area. so not generated ground water quality monitoring report.
(xxvi)	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	<b>Agree to comply with.</b> Sewage treatment plant of capacity 175 KLD and 100 KLD has been provided for the existing building. Treated water is being used for flushing and gardening. Please refer as <b>Enclosure No.V</b>
(xxvii)	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building and should obtain completion certificate for these systems/aspects from MPCB.	<b>Agree to comply with.</b> ➤ Sewage treatment plant of capacity 175 KLD and 100 KLD has been provided for the existing building. ➤ OWCs provided. ➤ Green belt development done. East side internal- 65 No.s, East side external- 78 No.s, Podium garden- 71 No.s, At Club House (Gr Floor)- 100 No.s
(xxviii)	Local body should ensure that no occupation certification is issued prior to operation of STP/ MSW site etc. with due permission of MPCB.	<b>Complied,</b> Obtained CTO Vide Letter No:Format1.0/CC/UAN No.0000104698/CO-2105001361 Dated 31.05.2021 Please refer <b>Enclosure No.IV</b>
(xxix)	The project proponent agreed for written commitment for handing over O & M of Environment Management Plan including STP after completion of the project and will provide corpus for at least 3 yrs. While handing over to the society.	Noted and Agreed.
(xxx)	Permission to draw ground water shall be obtained from the competent Authority prior to construction / operation of the project.	There is no use of ground water envisaged in the project area. Tanker water is being used construction.
(xxxi)	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Agree to comply with. We are providing 100% treatment for black & grey water.
(xxxii)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure during devices or sensor	<b>Agree to comply with.</b> Yes, we are provided all the fixtures as per specifications.

Sr. No	Condition	Status
	based control.	
(xxxiii)	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 land filling after recovering recyclable material.	<b>Agree to comply with.</b> OWC is provided on site for treatment of wet waste and dry waste is handed over to the authorized Vendor.
(xxxiv)	Use of glass may be reduced up to 40% to reduced electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	<b>Agree to comply with.</b> 30% glass is used in façade. 8mm thick toughened glass used. 12.40% glass used for total construction.
(xxxv)	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	<b>Agree to comply with.</b> Roof is designs as per Structural remit, 200 mm thick slab with waterproofing and thermatek tiles are provided.
(xxxvi)	Energy conservation measures like installation of CFLs /TFLS for the lighting the areas outside the building should be integral part of project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponents should install, after checking feasibility, solar plus hybrid non conventional energy sources as sources of energy.	<b>Agree to comply with.</b> Energy Conservation measures: During the project any sustainable initiative such as : <ul style="list-style-type: none"> <li>Solar Panel is used for water heating system and Emergency lighting.</li> <li>Used of LED lamps in all common areas.</li> <li>Windmill provided.</li> </ul>
(xxxvii)	Diesel power generating sets proposed as sources 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 diesels. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<b>Comply with.</b> We will be provide DG set (4 nos. of 725 KVA) for operation. Acoustic enclosure have been provided for the DG stack.
(xxxviii)	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible level to comply	All precautions for noise abatement are taken during the construction activities.  Noise Monitoring report is enclosed. Please refer <b>Enclosure No. IV</b>

Sr. No	Condition	Status
	with the prevalent regulations.	
(xxxix)	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.	<b>Agree to comply with.</b> No use of public spaces. There will be two junctions with the main Road to ease traffic Load. Internal parking is provided.
(xl)	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non air –conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	<b>Noted and Adhered.</b> We have provided appropriate thermal insulation. 150 mm thick fly ash brick wall with plaster on both sides is provided.
(xli)	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	<b>Complied.</b> We have maintained Sufficient distance between two buildings – min 13 mtr. which facilitate movement of fresh air, light & ventilation.
(xlii)	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.	<b>Complied.</b> Construction work is being monitored by project engineer and qualified supervisors.
(xliii)	Under the provision 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 environment clearance.	<b>Agree to comply with.</b> Revalidation Environmental clearance obtained vide letter SEAC – 2010/CR180/TC.2. Dated 24 <sup>th</sup> May 2010 and revalidated on 14 <sup>th</sup> December 2015. Please refer <b>Enclosure No. II</b>
(xliv)	Six monthly monitoring reports should be submitted to the Department and MPCB.	Six monthly monitoring reports is submitted to the Regional office MoEF& CC, Nagpur and MPCB.
(xlv)	A complete set of all documents submitted to the department should be forwarded to the MPCB.	<b>Complied.</b> We are submitting six monthly reports regularly along with necessary documents.
(xlvi)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Agree to comply with.
(xlvii)	No land development /construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.	Noted and adhered.
(xlviii)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<b>Complied.</b> Environmental management cell is being monitored by project engineer and qualified supervisors.
(xlix)	Separate funds shall be allocated for	<b>Agree to comply with.</b>

Sr. No	Condition	Status
	implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	We are submitting herewith funds allocated for Environmental Managemnet Plan (EMP) : <b>Project Cost- Rs. Rs. 381.00 Crores only</b> <b>During Construction phase:</b> Total Cost: 200.0 Lakhs <b>During operational Phase:</b> Set up Cost: 17.50 Lakhs/Annum
(I)	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 <a href="http://envis.maharashtra.gov.in">http://envis.maharashtra.gov.in</a> .	<b>Complied,</b> Already advertisement had been published in local English 'Sakal Times' & Marathi newspaper 'Keshari' on dated 28 <sup>th</sup> November 2012. Advertisement copy is submitted in previous report.
(li)	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 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	<b>Complying with.</b> Submitted the six monthly compliance report regularly since the grant of environmental clearance.
(lii)	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.	<b>Complied.</b> Noted and Obeyed. A copy is submitted in previous report.
(liii)	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 sectoral 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 and Adhered.
(liv)	The project proponent shall also submit six monthly reports on the status of compliance	<b>Complied.</b> Yes we are submitting report regularly.



Sr. No	Condition	Status
	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.	
(lv)	The environmental statement for each financial year ending 31 <sup>st</sup> 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.	<b>Comply with.</b> Environmental statement report (Form V) for financial year (2020-2021) was submitted to the Maharashtra Pollution Control Board. Please refer the <b>Enclosure No. VI</b>
(lvi)	The environmental clearance is being issued without prejudice to the 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 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.	Noted.
4	Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environment Clearance.	Noted.
5	Project proponent shall not make any change in Layout plan/Master Plan submitted to the authority without its prior permission and shall submit approved layout plan to Department before commencement of construction Work.	Noted and agreed.
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	The Environment department reserves the right to add any stringent condition or to revoke the clearance if condition stipulated is not implemented to the satisfaction of the	Noted.

Sr. No	Condition	Status
	department or for that matter, for other administrative reason.	
8	<b>Validity of Environment Clearance:</b> The environment Clearance accorded shall be valid for a period of 5 years.	Noted. Revalidated Environmental clearance obtained vide letter SEAC – 2010/CR180/TC.2. Dated 24 <sup>th</sup> May 2010 and revalidated on 14 <sup>th</sup> December 2015. Please refer the <b>Enclosure No.II</b>
9	In case any deviation or alteration in the proposed from those submitted to this department for clearance, fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Agreed to comply with.
10	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, 1981, the environment (protection) act,1986 and rules their under, hazardous waste(management and handling) rules,1989 and it's amendment, the public liability insurance act,1991 and it's amendments.	Noted.

# **ENCLOSURE I**

DATA SHEET

**Monitoring the Implementation of Environmental Safeguards**  
**Ministry of Environment, Forest and Climate Change**  
**West-Central Zone, Regional Office, Nagpur**

**DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Residential Development
2.	Name of the project	:	"Castel Royal Towers"
3.	Clearance letter ( s ) / OM No. and Date	:	SEAC-2010/CR.180/TC.2 dated 24 <sup>th</sup> May 2010 and revalidated on 14 <sup>th</sup> December 2015.
4.	Location	:	
	a. District ( S )	:	Pune
	b. State ( s )	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 18°34'00.23" North Longitude: 73° 52'04.33 East
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer ( with pin code & Telephone / telex / fax numbers	:	Mr. Sunil Kasar "Castel Royal Towers" S. No. 86, 87, 88, 89, 90 and CTS. No. 2140, 2142, 2143, Bopodi, Near Pune University. Dist - Pune, State - Maharashtra
	b. Address of Executive Project: Engineer/Manager ( with pin code / Fax numbers )	:	Mr. Sunil Kasar "Castel Royal Towers" S. No. 86, 87, 88, 89, 90 and CTS. No. 2140, 2142, 2143, Bopodi, Near Pune University. Dist - Pune, State - Maharashtra
6.	Salient features	:	
	a. of the project	:	It is a residential project. The design of this project and utilities is thoroughly planned with the objectives of providing facilities to the people and keeping mind on sustainable development.
	b. of the environmental management plans	:	<b>Sewage Treatment Plant (STP):</b> Sewage treatment plant of capacity 175 KLD and 100 KLD has been provided for the existing building. <b>Solid Waste management :</b> Biodegradable Waste is treated in organic waste convertor (OWC). Non-Biodegradable waste handover to authorized vendor. <b>Rain Water Harvesting:</b> Recharge Pit: 3 Nos. completed and 1 no work in progress.
7.	Break up of the project area	:	
	a. submergence area forest & non-forest	:	NA
	b. Others	:	Total Plot Area : 69,438.00 Sq.m Total Built-up Area:-1,51,141.60.sq.m

8.	Break up 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	:	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, it a Survey is carried out give details And years of survey)	: Not applicable
9.	Financial details	:	
	a.	Project cost as originally planed and subsequent revised estimate and the year of price reference :	
	1.	Total Cost of the Project	: 381.00 Crores
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: <b>Allocation made for environ-mental management plans :</b>  <b>During Construction phase:</b> Total Cost: 200.0 Lakhs
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	: <b>During operational Phase:</b> Set up Cost: 17.50 Lakhs/Annum
	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	: 9.5 Lac.
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 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), it any with quantitative information	:	Not applicable
12.	Status of construction	:	Same as "PART-A"
	a. Date of commencement ( Actual and/or planned )	:	2010
	b. Date of completion ( Actual and/or planned )	:	Dec -2022
13.	Reasons for the delay if the Project is yet to start	:	Not applicable
14	Dates of site visits	:	
	a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet visited.
	b. Date of site visit for this monitoring report	:	---
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 )	:	Mr. Sunil Kasar "Castel Royal Towers" S. No. 86, 87, 88, 89, 90 and CTS. No. 2140, 2142, 2143, Bopodi, Near Pune University. Dist - Pune, State - Maharashtra
	(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.)	:	

## **ENCLOSURE II**

ENVIRONMENTAL CLEARANCE COPY



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

SEAC-2009/C.R-180/TC-2  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 14<sup>th</sup> December, 2015.

To,  
M/s. Avinash Bhosale Group,  
At Castal Royal Towers,  
Pune

**Subject: Revalidation in EC for proposed residential project 'Castal Royal Towers' located at Pune by M/s. Avinash Bhusale Group**

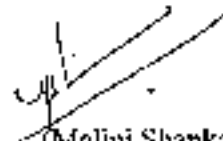
**Reference-** Even number environment clearance letter dated 25<sup>th</sup> May, 2010.

Sir,

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

2. It is noted that, the proposal earlier considered by SEAC & SEIAA and granted EC vide letter dated 25<sup>th</sup> May, 2010. The revalidation proposal in the EC letter was considered in the 87<sup>th</sup> SEIAA meeting. It was noted that, PP has submitted construction status on site, updated Form I, Form IA & six monthly compliance report of the earlier EC granted to the project. As project proponent applied within validity period, SEIAA decided to revalidate the EC for further period of 7 years as per MoEF&CC Notification dated 29<sup>th</sup> April, 2015.

Terms and conditions stipulated in even number environment clearance letter dated 25<sup>th</sup> May, 2010 remains the same.

  
(Malini Shankar)  
Member Secretary, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai Desai Road, Breach Candy, Mumbai- 400026.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, B-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP)
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Municipal Corporation, Pune
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune
10. Select file (TC-3)

(EC uploaded on 18/11/2015 )

Government of Maharashtra

No: SEAC-2010/CR.180/TC.2

Environment department,

Room No. 217, 2<sup>nd</sup> floor,

Mantralsya Annexe,

Mumbai 400 032

Dated: 24<sup>th</sup> s May, 2010

To,  
M/s. Avinash Bhosle Group  
Bopodi, near Pune University, Pune

**Subject:** Proposed Residential Project "Castel Royal Towers" located at Pune by M/s. Avinash Bhosle Group - Environmental clearance regarding.

Sir,

This has reference to your communication letter dated 25<sup>th</sup> May, 2009 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 21<sup>st</sup>, 23<sup>rd</sup>, 24<sup>th</sup> & 25<sup>th</sup> meetings. SEAC in its 25<sup>th</sup> meeting decided to recommend the project for prior environmental clearance to SEIAA subject to submission of additional information on the points raised by SEAC. Subsequent information submitted by you, has been considered by State Level Environment Impact Assessment Authority in its 21<sup>st</sup> meeting.

2. It is noted that the proposal is for grant of environmental clearance for proposed Residential Project "Castel Royal Towers" located at Pune by M/s. Avinash Bhosle Group. SEAC considered the project under Category 'B2' of EIA Notification 2006, and screening category is 8(b).

Project information from documents submitted by you & considered by SEAC & SEIAA is summarized as below-

Name of the Project	: "Castel Royal" Residential Project
Project Proponent	: M/s. Avinash Bhosle Group
Location of the project:	: S.No.86,87,88,89,90 and CTS No.2140,2142,2143, Bopodi, near Pune University, Pune
Type of Project	: Construction Project
Total Plot Area	: 69,438.00 sq. m.
Proposed Total built up area	: 1,51,141.60 sq. m. (inclusive of free of FSI area); out of this 8767 sq.m. should be for EWS and remaining should be for sale area.
Estimated cost of the project	: Rs 381.00 Cr
No of Buildings	: 9 Residential Towers and 6 EWS towers

Water Requirement: 159 M<sup>3</sup>/day; source: PMC

Wastewater generated:

The waste water generated from the proposed project will be treated in 4 Sewage Treatment Plant and treated water will be recycled and used for gardening.

Capacity of STP: 3 Nos. of 70 M<sup>3</sup>/day; 1 no of 75 M<sup>3</sup>/day

**Rain water Harvesting:**

- Drainage pipe system is proposed for rain water to flow from terraces of buildings toward artificial rain water recharge pits.
- Conveyance system of storm water drainage is proposed for open space (excluding buildings) Drain with grating of size (300mm x 300mm) & (450mm x 450mm) are provide to collect the water from roof area and the water is used to recharge aquifers through recharge pits. Boreholes are proposed at the center of recharge pits; Dimensions of recharge pit: 2.5m x 2.5m 2.0 m each; Total no. of Proposed recharge pits-30
- Percolation of the rain water depends upon the permeability of earth strata. Recharge pits, along with provision of bore wells at the center will facilitate maximum recharging of ground water.

**Solid Waste Generation:**

During construction phase-waste generated from worker within site will be collected & Transport to PMC during site.

During operation Phase- Dry wastes: 0.4 MT/day; Disposal: Disposed through scrap dealers.

E-waste & Hazardous waste: 0.24 MT/day; Disposal: Disposed through PMC

STP Sludge: used as manure.

**Energy:**

During Construction-300KW

During Operation - 6900KW

Source-MSEDCL, Alternative Power back up-725 KVA x 6 nos DG Sets

**Energy Conservation:**

- Wind Generators are proposed for operating staircase lighting at all buildings for the residential area
- Solar powered water heaters are proposed for the residential area (Kit/sea)
- Use of CFL (lamps) in common areas
- Motion Sensors are proposed for Parking areas
- Transformers located close to load centre to minimize transmission losses.
- Variable Voltage Drives for lifts.

**Green Belt Development:** Total 22,253 Sq. M. area will be provided for green belt 405 Nos. of trees shall be planted.

**Traffic Management:** their will be two junctions with main road to ease traffic flow. Single entry and exit point, all internal driveways are 7.5 m wide. Parking area: 2- Wheeler: 3200 m<sup>2</sup> + driveway area.; 4- Wheeler: 7088 m<sup>2</sup> + driveway area.

**Environmental Management Plan:** Construction phase Rs. 2,00,00,000/- ; Total estimated cost of environmental infrastructure during Operation Phase EMP cost shall be Rs. INR 17,50,000 /- per annum

3. The proposal has been considered by SEIAA in its 21<sup>st</sup> meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) Minimum 3 m space should be provided between plot boundary and edge of podium.
- (ii) Parking spaces should be reduced to the required number of 567.
- (iii) Nine wind mills (one on each tower) will install to cater and tap non conventional energy source as committed by Project proponent.

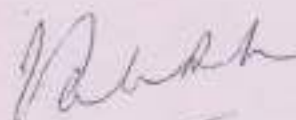


- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
- (ix) 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.
- (x) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xi) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (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) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xv) 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.
- (xvi) 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.
- (xvii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xviii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xix) 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.
- (xx) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003.



(The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

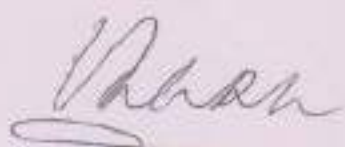
- (xxi) Ready mixed concrete must be used in building construction.
- (xxii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxiii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxv) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxvi) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxvii) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxviii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxix) The Project proponent agreed for written commitment for handing over O & M of Environment Management Plan including STP after completion of the project and will provide corpus for at least 3 years while handing over to the society
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxxiii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xxxiv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxvii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and





conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxxviii) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxix) 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.
- (xl) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xlii) 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.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xlii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlvii) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (i) 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://envvis.maharashtra.gov.in>.
- (ii) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (iii) 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.
- (iii) 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 sectoral 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.

- (liv) 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.
  - (lv) The environmental statement for each financial year ending 31<sup>st</sup> 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.
  - (lvi) The environmental clearance is being issued without prejudice to the 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 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.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance
  5. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
  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.
  7. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
  8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
  9. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
  10. 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.



(Valsar K Nair Singh)  
Secretary, Environment  
department & MS, SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

## **ENCLOSURE III**

CONSENT TO ESTABLISH COPY



# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000104716/CE 2107000175

Date: 02/07/21

To,  
M/S .AVINASH BHOSLE GROUP  
S.N 86,87,89,90,AND CTS  
NO.2140,2142,2143,Bopodi  
Tal:Haveli,Dist: Pune.



Your Service is Our Duty

**Sub: Revalidation of Consent to Establish with Expansion for Construction of Residential Project granted Under Red Category.**

- Ref: 1. Consent to Establish granted vide no. Format  
1.0/BO/ROHQ/Pune/CE/CC/CAC-8090 dtd.27/09/2013.  
2. Minutes of Consent Committee Meeting held on 20/04/2021 & 22/04/2021

Your application NO. MPCB-CONSENT-0000104716

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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or upto 14-12-2022 whichever is earlier..
2. The capital investment of the project is Rs.577.15 Cr. (As per undertaking submitted by pp).
3. The Revalidation of Consent to Establish with expansion is valid for Construction of Residential Project named as M/S .AVINASH BHOSLE GROUP,S.N 86,87,89,90,AND CTS NO.2140,2142,2143,Bopodi,Tal: Haveli, Dist:Pune on Total Plot Area of 69,438.00 SqMtrs for construction BUA of 151141.60 SqMtrs as per EC granted dated 14/12/2015 including utilities and services and as per Commencement Certificate issued by local body.
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	249	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 to S-6	DG set (725 KVA) x 6 Nos	6	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	401 Kg/Hr	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	240 Kg/Hr	-	Segregate and Hand over to Local Body for recycling
3	sludge	75 Kg/Hr	-	used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- 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.
- 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.
- Project Proponent shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- Project Proponent shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- Project Proponent shall comply with the conditions stipulated in EC and C to E and submit BG of Rs. 10 Lakhs towards compliance of the same.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E.
- Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
- Project Proponent shall take adequate measure to control the dust emission and noise level during construction phase

17. 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.

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1154300.00	MPCB-DR-3550	29/12/2020	RTGS

Rs.1,83898.47/- is balance with Board which shall be consider during next renewal of consent .

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 **275 CMD for treatment of domestic effluent of 249 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	277.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



### SCHEDULE-II

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-6	DG Set (725 KVA) x 6 nos	Acoustic enclosure	4	HSD	30 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 <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).
- 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	Rs. 10 lakh	15 Days	Towards Compliance consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project

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



**BG Forfeiture History**

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

**BG Return details**

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

**SCHEDULE-IV****Conditions during construction phase**

<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.

For and on behalf of the  
Maharashtra Pollution Control Board.



  
(Ashok Shingare IAS),  
Member Secretary

# MAHARASHTRA POLLUTION CONTROL BOARD

Phone :- 24010437/24020781/24014701

Fax :- 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

Visit At:- <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion-  
Matunga Scheme Road No. 8, Opp.  
Cine Planet Cinema, Near Sion Circle,  
Sion (E), Mumbai - 400 022

*Infrastructure/Orange/L.S.I*

Consent order No: *Format 1.0/BO/ROHQ/Pune/CE/CAC-8090*

Date *27<sup>th</sup>* September/2013

To,

Castel Royale, Avinash Bhosale Group

S.No. 86,87,88,89,90 and CTS No 2140,2142,2143,

Bopodi, Near Pune University, Pune

Sub : Consent to Establish in Orange category.

Ref : 1. EC Granted by GoM vide No SEAC-2010/CR.180/TC.2 Dtd 24<sup>th</sup> May 2010  
2. Minutes of CAC meeting held on 19/08/2013

Your application Date: 22/03/2013

For: 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 Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011) is considered and the consent is hereby granted subject to the following terms and conditions & as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Establish is granted for a period upto:- Commissioning of the unit or five years, whichever is earlier.
2. The Proposed Capital investment of the Project is Rs.381.0 Crs. (As per CA certificate)
3. The Consent to Establish is valid for Residential cum Commercial project of Castel Royale, Avinash Bhosale Group S.No. 86,87,88,89,90 and CTS No 2140,2142,2143, Bopodi, Near Pune University, Pune on total plot area of 69438.0 Sq. mtrs and total construction built up area 1,51,141.60 Sq. mtrs. As per construction commencement certificate issued by local body & EC [9 residential tower & 6 EWS towers]
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	249.0 CMD	As per Schedule-I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

SRO Pune 11/Q/L/9938/1000





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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (750.0 KVA x 6 Nos)	6	As per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	401.0	Kg/Day	OWC	Used as manure
2.	Non Biodegradable Waste	240.0	Kg/Day	Segregation	By sale
3.	STP Sludge	150.0	Kg/D	---	Used as manure

- 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.
- The applicant shall submit their Board's Resolution towards they have carried out construction activity without obtaining consent to establish from the Board and violated the provisions of environmental laws and in future they will not do such violation & submit the BG of Rs 2 lakh towards the compliance of the same.



For and on behalf of the  
Maharashtra Pollution Control Board

(Rajeev Kumar Mittal) IAS  
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1.	381000	039038	19/05/2010	Bank of India
2.	381000	048929	09/05/2013	Bank of India

Copy to:

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



### Schedule-I

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

- 1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 285.0 CMD.

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Detergent	Not to exceed	01 mg/l.

C] the treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized no land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	365.0

- 5) The firm shall provide Specific Water Pollution control system as per the conditions of EPAct,1986 and rule made there under from time to time/ Environmental Clearance.





## Schedule-II

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

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1	DG sets (750 x 6KVA )	5.0	HSD/ Diesel	240 Lits /day

\* D.G. Set shall be operate only in case of power failure.

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:

Particulate matter	Not to exceed	150.00 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. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.



**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish	Rs. 12 lakhs	15 days	Rs. 2 lakhs for submission their Board's Resolution towards starting construction works without obtaining consent to establish from the Board.	One month	31/11/2013
				Rs. 10 lakhs for ensuring the compliance of the EC condition and as well as consent conditions	Upto Commissioning of the unit	five years





#### Schedule-IV

##### General Conditions:

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

- 1) Applicant shall comply with the conditions stipulated in Environmental Clearance, Granted by Environment Dept. Govt. of Maharashtra vide No SEAC-2010/CR.180/TC.2 Dtd 24<sup>th</sup> May 2010.
- 2) 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.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 4) 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.
- 5) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 6) 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.
- 7) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 8) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 9) 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.
- 10) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 11) The treated sewage shall be disinfected using suitable disinfection method.
- 12) 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.
- 13) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



# **ENCLOSURE NO.IV**

CONSENT TO OPERATE COPY

# 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 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.0000104698/CO 2105001361

Date: 31/05/21

To,  
M/S .AVINASH BHOSLE GROUP  
S.N 86,87,89,90,AND CTS  
NO.2140,2142,2143,Bopodi  
Tal: Haveli,Pune-Pune



Your Service is Our Duty

**Sub: Consent to Operate (Part-I) for Construction of Residential Project granted under red category.**

- Ref:**
1. Consent to Establish granted Format 1.0/BO/ROHQ/Pune/CE/CAC-8090 dtd. 27.09.2013.
  2. Environmental Clearance granted vide no. SEAC-2009/C.R-180/Tc-2 dt. 14.12.2015.
  3. Minutes of 15th Consent Committee Meeting held on 17/03/2021

Your application NO. MPCB-CONSENT-0000104698

For: grant of Consent to Operate (Part-I) 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 1st Consent to Operate is granted for a period up to 31.12.2022**
2. **The capital investment of the project is Rs.577.15 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part-I) is valid for Construction of Residential Project named as M/S .AVINASH BHOSLE GROUP, S.N 86,87,89,90,AND CTS NO.2140,2142,2143,Bopodi,Haveli,Pune on Total Plot Area of 69,438.00 SqMtrs for construction BUA of 1,31,337.98 SqMtrs out of Total Construction BUA of 151141.60 SqMtrs as per EC granted dated 14.12.2015 including utilities and services and As per Architect certificate submitted by Project proponent.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	249	As per Schedule - I	60% should be reused & recycled and remaining should be discharged in municipal sewer.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-6	DG SET 725 KVA	6	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	BIODEGRADABLE WASTE	617 Kg/Day	COMPOSTER	USED BY MANURE
2	NON BIODEGRADABLE WASTE	103 Kg/Day	SEGREGATION	BY SALE
3	sludge	75 Kg/Day	-	used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

- 8 The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 10 Project Proponent shall comply with the conditions stipulated in EC and C to O and submit BG of Rs. 10 Lakhs towards compliance of the same
- 11 Project Proponent shall operate and maintain Organic waste digester with composting facility or Bio gas digester with composting facility.
- 12 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.
- 13 The online monitoring system installed for the parameters Flow, pH, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
- 14 Project Proponent shall make provision of charging port for Electric vehicles at least 10 % of total available parking
- 15 Project Proponent shall take adequate measures to control dust emissions and noise level during construction phase

- 16 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.

For and on behalf of the  
Maharashtra Pollution Control Board.



(Ashok Shingare IAS),  
Member Secretary

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1154300.00	MPCB-DR-3553	29/12/2020	RTGS
2	1154300.00	MPCB-DR-4831	09/03/2021	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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **275 CMD for treatment of domestic effluent of 249 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	NH <sub>4</sub> 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	277.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-6	DG SET	Acoustic enclosure	4	HSD	30 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 <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).
- 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 Operate (Part-I)	10.0 Lakh	15 Days	O & m of pollution control system and compliance of consent conditions	Continuous	31/03/2023

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

- 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.
- 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).
- 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.
- Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- Conditions for D.G. Set
  - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - 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.
  - 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.



For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary

# **Enclosure No.V**

Environmental Monitoring Reports



## TEST REPORT

**ISSUED TO: M/S. AVINASH BHOSALE GROUP**

For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District - Pune, Maharashtra

**REPORT NO.** : UT/ELS/REPORT/C-276/05-2021

**ISSUE DATE** : 21/05/2021

**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1

**REF. DATE** : 15/07/2020

### SAMPLE PARTICULARS :

**Sampling Plan Ref. No.:** C-35/04-2021  
**Sample Registration Date** : 22/04/2021  
**Date of Sampling** : 20/04/2021  
**Time of Sampling** : 14:30 Hrs. to 22:30 Hrs.  
**Analysis Starting Date** : 22/04/2021  
**Analysis Completion Date** : 24/04/2021  
**Sample Lab Code** : UT/ELS/C-231/04-2021  
**Ambient Air Temperature** : 26.8°C to 32.1°C

### AMBIENT AIR QUALITY MONITORING

**Location Code** : 01  
**Sample Location** : Near Main Gate  
Co-ordinates: N18°33'23.64"; E73°49'53.58"  
**Collected By** : ULTRA-TECH  
**Height of Sampler** : 1.0 Meter  
**Sampling Duration** : 08 Hours  
**Relative Humidity** : 52.0% to 67.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	14	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	22	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method IO-2.1	76	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	24	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.4	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
(Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8NL; Sr. No. 3413	Valid up to - 10/01/2022
	Fine Dust Sampler	Make - Netel; Model-NPM FDS2.5/10µ (A); Sr. No. 243	Valid up to - 12/01/2022

**Note:**  
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2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.  
3. This test report may not be reproduced in part, without the permission of this laboratory.  
4. Any correction invalidates this test report.  
5. Weather was Sunny & Clear during sampling period.

**- END OF REPORT -**



For ULTRA-TECH,

*[Signature]*

(Authorized Signatory)

## **ANNEXURE-I**

**NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV**  
**The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	50 80	20 80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	40 80	30 80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	60 100	60 100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual* 24 Hours**	40 60	40 60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours* 01 Hours**	02 04	02 04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further



### TEST REPORT

**ISSUED TO: M/S. AVINASH BHOSALE GROUP**

For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi

District - Pune, Maharashtra

**REPORT NO. :** UT/ELS/REPORT/C-277/05-2021

**ISSUE DATE :** 21/05/2021

**YOUR REF. :** WO/P2/ABG/CASTLEROYAL/966AMEN 1

**REF. DATE :** 15/07/2020

#### SAMPLE PARTICULARS :

**Sampling Plan Ref. No.:** C-35/04-2021

**Sample Registration Date :** 22/04/2021

**Date of Sampling :** 20/04/2021 to 21/04/2021

**Time of Sampling :** 23:00 Hrs. to 07:00 Hrs.

**Analysis Starting Date :** 22/04/2021

**Analysis Completion Date :** 24/04/2021

**Sample Lab Code :** UT/ELS/C-232/04-2021

**Ambient Air Temperature :** 27.8°C to 32.8°C

#### AMBIENT AIR QUALITY MONITORING

**Location Code :** 02

**Sample Location :** Near Tower 3

Co-ordinates: N18°33'25.44"; E73°49'51.54"

**Collected By :** ULTRA-TECH

**Height of Sampler :** 1.0 Meter

**Sampling Duration :** 08 Hours

**Relative Humidity :** 52.0% to 68.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	15	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	25	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method 10-2.1	73	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	27	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10) : 1999	1.2	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
(Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Politech; Model - PEM-RDS 8NL; Sr. No. 3413	Valid up to - 10/01/2022
	Fine Dust Sampler	Make - Neteel; Model - NPM FDS2.5/10µ (A); Sr. No. 243	Valid up to - 12/01/2022

- Note:**
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  2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
  3. This test report may not be reproduced in part, without the permission of this laboratory.
  4. Any correction invalidates this test report.
  5. Weather was Sunny & Clear during sampling period.

**- END OF REPORT -**



For ULTRA-TECH,

(Authorized Signatory)

## **ANNEXURE-I**

**NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV**  
**The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual*	40	30
		24 Hours**	80	80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours*	02	02
		01 Hours**	04	04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further



**TEST REPORT****ISSUED TO: M/S. AVINASH BHOSALE GROUP**

For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 &amp; CTS No. 2140,2142,2143,Bopodi

District - Pune, Maharashtra

**REPORT NO.** : UT/ELS/REPORT/C-278/05-2021**ISSUE DATE** : 21/05/2021**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1**REF. DATE** : 15/07/2020**SAMPLE PARTICULARS****Sampling Plan Ref. No.:** : C-35/04-2021  
**Sample Registration Date** : 22/04/2021  
**Date of Sampling** : 21/04/2021  
**Time of Sampling** : 07:30 Hrs. to 15:30 Hrs.  
**Analysis Starting Date** : 22/04/2021  
**Analysis Completion Date** : 24/04/2021  
**Sample Lab Code** : UT/ELS/C-233/04-2021  
**Ambient Air Temperature** : 28.1°C to 32.1°C**AMBIENT AIR QUALITY MONITORING****Location Code** : 03  
**Sample Location** : Near Material Gate  
Co-ordinates: N18°33'25.80"; E73°49'55.86"  
**Collected By** : ULTRA-TECH  
**Height of Sampler** : 1.0 Meter  
**Sampling Duration** : 08 Hours  
**Relative Humidity** : 53.0% to 69.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	11	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	23	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method 10-2.1	76	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	27	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.3	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
(Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Politech; Model - PEM-RDS 8NL; Sr. No. 3413	Valid up to - 10/01/2022
	Fine Dust Sampler	Make - Nebel; Model-NPM FDS2.5/10µ (A); Sr. No. 243	Valid up to - 12/01/2022

**Note:**  
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2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.  
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4. Any correction invalidates this test report.  
5. Weather was Sunny & clear during sampling period.**- END OF REPORT -**

For ULTRA-TECH,

(Authorized Signatory)

## **ANNEXURE-I**

### **NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV**

**The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual*	40	30
		24 Hours**	80	80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours*	02	02
		01 Hours**	04	04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

NOTE: Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further



**TEST REPORT****ISSUED TO: M/S. AVINASH BHOSALE GROUP**  
For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District -Pune ,Maharashtra**REPORT NO.** : UT/ELS/REPORT/C-279/05-2021  
**ISSUE DATE** : 21/05/2021  
**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE** : 15/07/2020**SAMPLE PARTICULARS****Sampling Plan Ref. No.** : C-35/04-2021  
**Date of Monitoring** : 20/04/2021 to 21/04/2021**NOISE LEVEL QUALITY MONITORING****Sample Lab Code** : UT/ELS/C-234/04-2021  
**Survey Done By** : ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	17:00 to 17:05	54.2	00:00 to 00:05	44.2
02.	Near Tower 3	17:10 to 17:15	53.8	00:10 to 00:15	43.6
03.	Near Material Gate	17:20 to 17:25	52.6	00:20 to 00:25	42.8
04.	Near Tower 7	17:30 to 17:35	51.4	00:30 to 00:35	42.5

**Opinions / Interpretations:** The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.  
(Turnover to find Annexure).**Note:** 1. Monitoring area coming under Residential Area.  
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL-4030; Sr. no. Q-623339	Valid up to - 03/01/2022

**Note:** 1. This test report refers only to the monitoring conducted.  
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3. Any correction invalidates this test report.**- END OF REPORT -**

For ULTRA-TECH,

(Authorized Signatory)

## **ANNEXURE-II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

#### **• SCHEDULE**

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
  2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
  3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
  4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

\* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

#### **• CONSTRUCTION ACTIVITIES**

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
  2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
  2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.



**TEST REPORT**

**ISSUED TO: M/S. AVINASH BHOSALE GROUP**  
For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District - Pune, Maharashtra

**REPORT NO.** : UT/ELS/REPORT/C-280/05-2021  
**ISSUE DATE** : 21/05/2021  
**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE** : 15/07/2020

**SAMPLE PARTICULARS** : **WORK PLACE NOISE LEVEL QUALITY MONITORING**  
**Sampling Plan Ref. No.** : C-35/04-2021  
**Date of Monitoring** : 20/04/2021  
**Sample Lab Code** : UT/ELS/C-242/04-2021  
**Survey Done By** : ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)	
		Time (Hrs)	dB(A)
01	D. G. Set Area, Near D. G. Set - 125KVA (Set "OFF" While Measurement)	16:30 to 16:35	66.5
02	D. G. Set Area, Near D. G. Set - 125KVA (Set "ON" While Measurement)	16:40 to 16:45	72.3

**Opinions / Interpretations:** The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.  
(Turnover to find Annexure)

**Note:**  
1. Monitoring area coming under Residential Area.  
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per night) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL-4030; Sr. no. Q-623339	Valid up to - 03/01/2022

**Note:**  
1. This test report refers only to the monitoring conducted.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
3. Any correction invalidates this test report.

**- END OF REPORT -**

For ULTRA TECH,

(Authorized Signatory)

## **ANNEXURE - II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

*(The Model Rules Of The Factories Act, 1948)*

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes: 1. No exposure in excess of 140 dB peak sound pressure level is permitted.  
2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes: 1. No exposure in excess of 115 dB(A) is to be permitted.  
2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

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Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in**TEST REPORT**

**ISSUED TO: M/S. AVINASH BHOSALE GROUP**  
For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District - Pune, Maharashtra

**REPORT NO. :** UT/ELS/REPORT/C-281/05-2021  
**ISSUE DATE :** 21/05/2021  
**YOUR REF. :** WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE :** 15/07/2020

**SAMPLE PARTICULARS :**  
**Sampling Plan Ref. No. :** C-35/04-2021  
**Date of Monitoring :** 20/04/2021

**WORK PLACE NOISE LEVEL QUALITY MONITORING**  
**Sample Lab Code :** UT/ELS/C-243/04-2021  
**Survey Done By :** ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)	
		Time (Hrs)	dB(A)
01	D. G. Set Area, Near D. G. Set - 750KVA (Set "OFF" While Measurement)	16:10 to 16:15	65.4
02	D. G. Set Area, Near D. G. Set - 750KVA (Set "ON" While Measurement)	16:20 to 16:25	72.2

**Opinions / Interpretations:** The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.  
(Turnover to find Annexure)

**Note:**  
1. Monitoring area coming under Residential Area.  
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per night) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL-4030; Sr. no. Q-623339	Valid up to - 03/01/2022

**Note:**  
1. This test report refers only to the monitoring conducted.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
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For ULTRA TECH,

(Authorized Signatory)



## **ANNEXURE - II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

*(The Model Rules Of The Factories Act, 1948)*

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
  2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
  2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.



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For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District -Pune ,Maharashtra**REPORT NO.** : UT/ELS/REPORT/C-282/05-2021**ISSUE DATE** : 21/05/2021**YOUR REF.** : WO/P2/ABC/CASTLEROYAL/966AMEN 1**REF. DATE** : 15/07/2020**SAMPLE PARTICULARS** :**WORK PLACE NOISE LEVEL QUALITY MONITORING****Sampling Plan Ref. No.** : C-35/04-2021**Sample Lab Code** : UT/ELS/C-244/04-2021**Date of Monitoring** : 20/04/2021**Survey Done By** : ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)	
		Time (Hrs)	dB(A)
01	D. G. Set Area, Near D. G. Set - 750KVA (Set "OFF" While Measurement)	17:40 to 17:45	64.5
02	D. G. Set Area, Near D. G. Set - 750KVA (Set "ON" While Measurement)	17:50 to 17:55	71.8

**Opinions / Interpretations:** The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.  
(Turnover to find Annexure)**Note:**  
1. Monitoring area coming under Residential Area.  
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per night) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL-4030; Sr. no. Q-623339	Valid up to - 03/01/2022

**Note:**  
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## **ANNEXURE - II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
  2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
  2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.



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For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District -Pune ,Maharashtra**REPORT NO.** : UT/ELS/REPORT/C-283/05-2021  
**ISSUE DATE** : 21/05/2021  
**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE** : 15/07/2020**SAMPLE PARTICULARS****Sampling Plan Ref. No.** : C-35/04-2021  
**Sample Registration Date** : 22/04/2021  
**Date of Sampling** : 21/04/2021  
**Time of Sampling** : 10:30Hrs. to 11:30 Hrs.**STACK EMISSIONS QUALITY MONITORING****Analysis Starting Date** : 22/04/2021  
**Analysis Completion Date** : 23/04/2021  
**Sample Lab Code** : UT/ELS/C-235/04-2021  
**Sample Collected By** : ULTRA-TECH**STACK DETAILS****Stack ID** : S-03  
**Stack Attached To** : D. G. Set (125 KVA)  
**Stack Shape** : Round  
**Stack MOC** : M.S.  
**Stack Height** : 3.4 Meter from Ground Level  
**Stack Diameter** : 0.1016 Meter @ Sampling Point  
**Fuel Used** : Diesel  
**Fuel Consumption** : 8 Liters/hr**FLUE GAS CHARACTERISTICS****Flue Gas Temperature** : 400 °K  
**Flue Gas Velocity** : 5.6 m/sec  
**Volumetric Flow Rate** : 110 Nm<sup>3</sup>/hr  
**Total Volume of Flue Gas** : 1.000 Nm<sup>3</sup> (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/SE01	14	mg/Nm <sup>3</sup>
2.	Sulphur Dioxide (SO <sub>2</sub> )	IS 11255 (Part 02) : 1985	7	mg/Nm <sup>3</sup>

**Opinions / Interpretations:** Nil.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Stack Sampling Kit	Make - POLLTECH; Model PEM - SMS 4; Sr. No. 2613	Valid up to - 12/01/2022

**Note:**  
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For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District - Pune, Maharashtra**REPORT NO.** : UT/ELS/REPORT/C-284/05-2021  
**ISSUE DATE** : 21/05/2021  
**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE** : 15/07/2020**SAMPLE PARTICULARS :****Sampling Plan Ref. No.** : C-35/04-2021  
**Sample Registration Date** : 22/04/2021  
**Date of Sampling** : 21/04/2021  
**Time of Sampling** : 12:00Hrs. to 13:00 Hrs.**STACK EMISSIONS QUALITY MONITORING****Analysis Starting Date** : 22/04/2021  
**Analysis Completion Date** : 23/04/2021  
**Sample Lab Code** : UT/ELS/C-240/04-2021  
**Sample Collected By** : ULTRA-TECH**STACK DETAILS****Stack ID** : S-01  
**Stack Attached To** : D. G. Set (750 KVA)  
**Stack Shape** : Round  
**Stack MOC** : M.S.  
**Stack Height** : 7.5 Meter from Ground Level  
**Stack Diameter** : 0.3048 Meter @ Sampling Point  
**Fuel Used** : Diesel  
**Fuel Consumption** : 24 Liters/hr**FLUE GAS CHARACTERISTICS****Flue Gas Temperature** : 433 °K  
**Flue Gas Velocity** : 7.5 m/sec  
**Volumetric Flow Rate** : 1239 Nm<sup>3</sup>/hr  
**Total Volume of Flue Gas** : 1.000 Nm<sup>3</sup> (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/SE01	18	mg/Nm <sup>3</sup>
2.	Sulphur Dioxide (SO <sub>2</sub> )	IS 11255 (Part 02) : 1985	11	mg/Nm <sup>3</sup>

**Opinions / Interpretations:** Nil

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Stack Sampling Kit	Make - POLLTECH; Model PEM - SMS 4; Sr. No. 2613	Valid up to - 12/01/2022

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For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 &amp; CTS No. 2140,2142,2143,Bopodi

District - Pune, Maharashtra

**REPORT NO. :** UT/ELS/REPORT/C-285/05-2021**ISSUE DATE :** 21/05/2021**YOUR REF. :** WO/P2/ABG/CASTLEROYAL/966AMEN 1**REF. DATE :** 15/07/2020**SAMPLE PARTICULARS :****Sampling Plan Ref. No. :** C-35/04-2021**Sample Registration Date :** 22/04/2021**Date of Sampling :** 21/04/2021**Time of Sampling :** 14:00Hrs. to 15:00 Hrs.**STACK EMISSIONS QUALITY MONITORING****Analysis Starting Date :** 22/04/2021**Analysis Completion Date :** 23/04/2021**Sample Lab Code :** UT/ELS/C-241/04-2021**Sample Collected By :** ULTRA-TECH**STACK DETAILS****Stack ID :** S-02**Stack Attached To :** D. G. Set (750 KVA)**Stack Shape :** Round**Stack MOC :** M.S.**Stack Height :** 7.5 Meter from Ground Level**Stack Diameter :** 0.3048 Meter @ Sampling Point**Fuel Used :** Diesel**Fuel Consumption :** 24 Liters/hr**FLUE GAS CHARACTERISTICS****Flue Gas Temperature :** 430 °K**Flue Gas Velocity :** 7.2 m/sec**Volumetric Flow Rate :** 1197 Nm<sup>3</sup>/hr**Total Volume of Flue Gas :** 1.000 Nm<sup>3</sup> (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/SE01	20	mg/Nm <sup>3</sup>
2.	Sulphur Dioxide (SO <sub>2</sub> )	IS 11255 (Part 02) : 1985	12	mg/Nm <sup>3</sup>

**Opinions / Interpretations:** Nil

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Stack Sampling Kit	Make - POLLTECH; Model PEM - SMS 4; Sr. No. 2613	Valid up to - 12/01/2022

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## TEST REPORT

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For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District -Pune ,Maharashtra

**REPORT NO. :** UT/ELS/REPORT/C-287/05-2021  
**ISSUE DATE :** 21/05/2021  
**YOUR REF. :** WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE :** 15/07/2020

**SAMPLE PARTICULARS :**

**Sampling Plan Reference No. :** C-35/04-2021  
**Sample Registration Date :** 22/04/2021  
**Date & Time of Sampling :** 21/04/2021 at 11:30Hrs  
**Analysis Starting Date :** 22/04/2021  
**Analysis Completion Date :** 29/04/2021  
**Sample Collected By :** ULTRA TECH  
**Sample Lab Code :** UT/ELS/C-237/04-2021

**WASTE WATER SAMPLE ANALYSIS**

**Sample Type :** Untreated Sewage  
**Sample Location :** 175 KLD Collection Tank At STP

**Sample Quantity & Packing Details :** 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L In Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	6.5	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	84	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	14	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	130	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	456	mg/L

**Opinions / Interpretations:** Nil

**Note:**

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For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 &amp; CTS No. 2140,2142,2143,Bopodi

District -Pune ,Maharashtra

**REPORT NO. :** UT/ELS/REPORT/C-288/05-2021**ISSUE DATE :** 21/05/2021**YOUR REF. :** WO/P2/ABG/CASTLEROYAL/966AMEN 1**REF. DATE :** 15/07/2020**SAMPLE PARTICULARS**

**Sampling Plan Reference No.** : C-35/04-2021  
**Sample Registration Date** : 22/04/2021  
**Date & Time of Sampling** : 21/04/2021 at 11:45Hrs  
**Analysis Starting Date** : 22/04/2021  
**Analysis Completion Date** : 29/04/2021  
**Sample Collected By** : ULTRA TECH  
**Sample Lab Code** : UT/ELS/C-238/04-2021

**WASTE WATER SAMPLE ANALYSIS**

**Sample Type** : Treated Sewage  
**Sample Location** : 175 KLD Final Discharge Point At STP  
**Sample Quantity & Packing Details** : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L in Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	7.1	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	8	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	BDL[DL=2]	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	7.4	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	24	mg/L

BDL: Below Detection Limit DL: Detection Limit

**Opinions / Interpretations:** NIL

**Note:** 1. This test report refers only to the sample tested.  
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Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in**TEST REPORT****ISSUED TO: M/S. AVINASH BHOSALE GROUP**  
For Your Project: "Castel Royal Tower"  
Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi  
District -Pune ,Maharashtra**REPORT NO.** : UT/ELS/REPORT/C-289/05-2021  
**ISSUE DATE** : 21/05/2021  
**YOUR REF.** : WO/P2/ABG/CASTLEROYAL/966AMEN 1  
**REF. DATE** : 15/07/2020**SAMPLE PARTICULARS****Sampling Plan Reference No.** : C-35/04-2021  
**Sample Registration Date** : 22/04/2021  
**Date & Time of Sampling** : 21/04/2021 at 12:15Hrs  
**Analysis Starting Date** : 22/04/2021  
**Analysis Completion Date** : 29/04/2021  
**Sample Collected By** : ULTRA TECH  
**Sample Lab Code** : UT/ELS/C-245/04-2021**WASTE WATER SAMPLE ANALYSIS****Sample Type** : Untreated Sewage  
**Sample Location** : 100 KLD Collection Tank At STP  
**Sample Quantity & Packing Details** : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L In Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	6.3	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	90	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	12	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	144	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	488	mg/L

**Opinions / Interpretations:** Nil**Note:**  
1. This test report refers only to the sample tested.  
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For ULTRA-TECH

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Lab : Survey No. 93/A, Conformity Hissa No 2 G.V.Brothers Bldg., Bala Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.  
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in**TEST REPORT****ISSUED TO: M/S. AVINASH BHOSALE GROUP**

For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 &amp; CTS No. 2140,2142,2143,Bopodi

District - Pune, Maharashtra

**REPORT NO. :** UT/ELS/REPORT/C-290/05-2021**ISSUE DATE :** 21/05/2021**YOUR REF. :** WO/P2/ABG/CASTLEROYAL/966AMEN 1**REF. DATE :** 15/07/2020**SAMPLE PARTICULARS**

**Sampling Plan Reference No. :** C-35/04-2021  
**Sample Registration Date :** 22/04/2021  
**Date & Time of Sampling :** 21/04/2021 at 12:30Hrs  
**Analysis Starting Date :** 22/04/2021  
**Analysis Completion Date :** 29/04/2021  
**Sample Collected By :** ULTRA TECH  
**Sample Lab Code :** UT/ELS/C-246/04-2021

**WASTE WATER SAMPLE ANALYSIS**

**Sample Type :** Treated Sewage  
**Sample Location :** 100KLD Final Discharge Point At STP  
**Sample Quantity & Packing Details :** 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L in Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	7.2	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	6	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	BDL[DL=2]	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	7.6	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	28	mg/L

BDL: Below Detection Limit DL: Detection Limit

**Opinions / Interpretations:** NIL

**Note:** 1. This test report refers only to the sample tested.  
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## TEST REPORT

ISSUED TO: M/S. AVINASH BHOSALE GROUP

For Your Project: "Castel Royal Tower"

Sr.No.86,87,88,89,90 & CTS No. 2140,2142,2143,Bopodi

District -Pune ,Maharashtra

REPORT NO. : UT/ELS/REPORT/C-291/05-2021

ISSUE DATE : 21/05/2021

YOUR REF. : WO/P2/ABG/CASTLEROYAL/966AMEN 1

REF. DATE : 15/07/2020

### SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-35/04-2021  
Sample Registration Date : 22/04/2021  
Date & Time of Sampling : 21/04/2021 at 12:00Hrs  
Analysis Starting Date : 22/04/2021  
Analysis Completion Date : 29/04/2021  
Sample Collected By : ULTRA-TECH  
Sample Lab Code : UT/ELS/C-239/04-2021

### SOIL QUALITY MONITORING

Sample Type : Surface Soil (at 15cm depth)  
Sample Location : Near Tower 7  
Sample Quantity & Packing Details : 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Colour	-	Brown	-
2.	Moisture Content	IS:2720 (Part 2) : 1973	4.5	%
3.	Bulk Density	UT/LQMS/SOP/S03	1123	kg/m <sup>3</sup>
4.	Organic Matter	IS:2720 (Part 22) : 1972	0.9	%
5.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.5	%
6.	pH	IS:2720 (Part 26) : 1987	7.9	-
7.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.392	mS/cm
8.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	61	mg/kg
9.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	71	mg/kg
10.	Chlorides as Cl (Water Extractable)	UT/LQMS/SOP/S23	88	mg/kg
11.	Sulphate as SO <sub>4</sub> <sup>2-</sup> (Water Extractable)	UT/LQMS/SOP/S24	81	mg/kg
12.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.0	(meq/kg) <sup>1/2</sup>
13.	Cation Exchange Capacity	UT/LQMS/SOP/S18	24.9	meq/100g
14.	Water Holding Capacity	UT/LQMS/SOP/S12	54.3	%
15.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
16.	Phosphorous as P <sub>2</sub> O <sub>5</sub> (Available)	UT/LQMS/SOP/S28	54	kg/ha
17.	Potassium as K <sub>2</sub> O (Available)	UT/LQMS/SOP/S29	185	kg/ha
18.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	162	Kg/ha
19.	Iron as Fe	UT/LQMS/SOP/S35&S37	67142	mg/kg
20.	Zinc as Zn	UT/LQMS/SOP/S35&S37	82	mg/kg

Opinions / Interpretations: NIL

Note: 1. This test report refers only to the sample tested.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
3. Any correction invalidates this test report.

- END OF REPORT



For ULTRA-TECH

*(Signature)*

(Authorized Signatory)



# **Enclosure No.VI**

Environment Statement (Form-V)  
2020-2021



# Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2021

### Unique Application Number

MPCB-ENVIRONMENT\_STATEMENT-0000040262

### Submitted Date

19-11-2021

## PART A

### Company Information

#### Company Name

M/s Avinash Bhosale Group

#### Application UAN number

MPCB-CONSENT-0000104698

#### Address

Sr.No.86,87,89,90 and CTS  
No.2140,2142,2143,Bopodi,Near Pune  
University,Pune

#### Plot no

NA

#### Taluka

Haveli

#### Village

Bopodi,Pune

#### Capital Investment (In lakhs)

57715

#### Scale

L.S.I

#### City

Pune

#### Pincode

411020

#### Person Name

Mr.Sunil Kasar

#### Designation

Project Manager

#### Telephone Number

9881743987

#### Fax Number

020.25578800

#### Email

sunilkasar@abilgroup.com

#### Region

SRO-Pune I

#### Industry Category

Red

#### Industry Type

O21 Building and construction project  
more than 20,000 sq. m built up area

#### Last Environmental statement submitted online

yes

#### Consent Number

Format1.0/CC/UAN  
No.0000104698/CO2105001361

#### Consent Issue Date

2021-05-31

#### Consent Valid Upto

2022-12-31

#### Establishment Year

2013

#### Date of last environment statement submitted

Oct 30 2020 12:00:00:000AM

#### Industry Category Primary (STC Code) & Secondary (STC Code)

### Product Information

#### Product Name

NA as it is construction project

#### Consent Quantity

0.0

#### Actual Quantity

0

#### UOM

CMD

### By-product Information

#### By Product Name

NA as it is construction project

#### Consent Quantity

0.0

#### Actual Quantity

0.0

#### UOM

CMD

Part-B (Water & Raw Material Consumption)

<b>1) Water Consumption in m3/day</b>		
<b>Water Consumption for Process</b>	<b>Consent Quantity in m3/day</b>	<b>Actual Quantity in m3/day</b>
	0.00	0.00
<b>Cooling</b>	0.00	0.00
<b>Domestic</b>	277.00	65.00
<b>All others</b>	0.00	0.00
<b>Total</b>	277.00	65.00

<b>2) Effluent Generation in CMD / MLD</b>			
<b>Particulars</b>	<b>Consent Quantity</b>	<b>Actual Quantity</b>	<b>UOM</b>
Sewage Treatment Plant (STP)	249.0	85.0	CMD

<b>2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)</b>			
<b>Name of Products (Production)</b>	<b>During the Previous financial Year</b>	<b>During the current Financial year</b>	<b>UOM</b>
NA	00	0.0	CMD

<b>3) Raw Material Consumption (Consumption of raw material per unit of product)</b>			
<b>Name of Raw Materials</b>	<b>During the Previous financial Year</b>	<b>During the current Financial year</b>	<b>UOM</b>
NA	0.0	0.0	MT/A

<b>4) Fuel Consumption</b>			
<b>Fuel Name</b>	<b>Consent quantity</b>	<b>Actual Quantity</b>	<b>UOM</b>
HSD ( D.G Set 125 KVA)	30.0	15.0	Ltr/Hr

Part-C

<b>Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)</b>					
<b>[A] Water</b>					
<b>Pollutants Detail</b>	<b>Quantity of Pollutants discharged (kL/day)</b>	<b>Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration</b>	<b>Percentage of variation from prescribed standards with reasons %variation</b>	<b>Standard</b>	<b>Reason</b>
PH	0.0	7.3	NA	--	NA
Total Suspended Solids (TSS)	0.0	6.0	NA	20.0 mg/l	NA
BOD	0.0	7.8	NA	10.0 mg/l	NA
COD	0.0	28.0	NA	50.0	NA

<b>[B] Air (Stack)</b>					
<b>Pollutants Detail</b>	<b>Quantity of Pollutants discharged (kL/day)</b>	<b>Concentration of Pollutants discharged(Mg/NM3)</b>	<b>Percentage of variation from prescribed standards with reasons %variation</b>	<b>Standard</b>	<b>Reason</b>
D.G Set (125 KVA) =TPM	0.0	16.0	NA	150 mg/Nm3	NA



Part-D

<b>HAZARDOUS WASTES</b>			
<b>1) From Process</b>			
<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0.0	0.0	MT/A
<b>2) From Pollution Control Facilities</b>			
<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0.0	0.0	MT/A

Part-E

<b>SOLID WASTES</b>			
<b>1) From Process</b>			
<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
Biodegradable Waste	0.00	83220.0	Kg/Annum
Non-Biodegradable Solid Waste	0.00	35770.0	Kg/Annum
<b>2) From Pollution Control Facilities</b>			
<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
NA	0.0	0.0	Kg/Day
NA	0.0	0.0	SqMtr/D

<b>3) Quantity Recycled or Re-utilized within the unit</b>			
<b>Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0.0	0.0	Kg/Day
0	0.0	0.0	SqMtr/D

Part-F

<b><u>Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.</u></b>			
<b>1) Hazardous Waste</b>			
<b>Type of Hazardous Waste Generated</b>	<b>Qty of Hazardous Waste</b>	<b>UOM</b>	<b>Concentration of Hazardous Waste</b>
0	0.0	NA	
<b>2) Solid Waste</b>			
<b>Type of Solid Waste Generated</b>	<b>Qty of Solid Waste</b>	<b>UOM</b>	<b>Concentration of Solid Waste</b>
Biodegradable Solid Waste	83220	Kg/Annum	TO OWC
Non-Biodegradable Solid Waste	35770	Kg/Annum	To Authorized Vendor

Part-G

**Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.**

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0.0	0.0	00	0.0	0.0	0.0

## Part-H

<b><u>Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.</u></b>						
<b><u>[A] Investment made during the period of Environmental Statement</u></b>						
<b>Detail of measures for Environmental Protection</b>	<b>Environmental Protection Measures</b>		<b>Capital Investment (Lacks)</b>			
Environment Protection	Such as Sewage,Emission,Solid Waste		9.5			

<b><u>[B] Investment Proposed for next Year</u></b>						
<b>Detail of measures for Environmental Protection</b>	<b>Environmental Protection Measures</b>		<b>Capital Investment (Lacks)</b>			
Environment Protection	Such as Sewage,Emission,Solid Waste		9.5			

## Part-I

**Any other particulars for improving the quality of the environment.**

**Particulars**  
 Environmental Monitoring will be Carried Out

**Name & Designation**  
 Mr.Sunil Kasar-Project Manager

**UAN No:**  
 MPCB-ENVIRONMENT\_STATEMENT-0000040262

**Submitted On:**  
 19-11-2021