

Government of Maharashtra

SEAC-III-2014/C.R.127/TC-3
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 1st April, 2015.

To,
M/s Jairaj Developers- Unit IX
201, City Point, Dhole Patil Road,
Pune- 411001

Subject: Environment clearance for Proposed Residential & Commercial Construction at S.No. 43 (P), 44/1 (P), 45 Village. Kondhwa, Distt. Pune by M/s.Ackruti Jay developers (M/s Jairaj Developers- Unit IX)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 25th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 83rd meeting.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of Project	Expansion & Modernization Project
Project Proponent	M/s Jairaj Developers- Unit IX
Consultant	Oasis Environmental Foundation
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Mix Development Project
Location of the Project	S. No. 43 (P), 44/1 (P), 45, Kondhwa, Pune.
Whether in Corporation / Municipal / other area	Pune Municipal Corporation
Applicability of the DCR	PMC

IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	IOA obtained						
Note on the initiated work (If applicable)	<ul style="list-style-type: none"> Total area under construction (FSI+ Non FSI): 1,17,257.59 Sq. m Date and area details in the necessary approvals issued by the competent authority: EC obtained No. 21-771/2007-IA.III dated 01/04/2008 for area 1,87,322.87 Sq. m 						
LOI / NOC from MHADA / Other approvals (If applicable)	NA						
Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area - 1,94,938.78 sq. m. Deductions - 67,588.32 sq. m. Net Plot Area - 1,27,350.46 sq. m.						
Permissible FSI (including TDR etc.)	1						
Proposed Built-up Area (FSI & Non-FSI)	FSI Area (sq. m.): <ul style="list-style-type: none"> Under Construction : 64,135.79 Sqm. Proposed : 1,09,010.48 Sqm Total FSI : 1,73,146.27 Non FSI Area (sq. m.): <ul style="list-style-type: none"> Under construction : 53,121.80 Sqm Proposed (sq. m.) : 1,12,444.60 Sqm Total Non FSI : 1,65,566.20 Sqm Proposed Area for LIG, MIG Building (sq. m.): <ul style="list-style-type: none"> FSI Area : 3,546.32 sq.m Non FSI Area : 2,077.48 Sqm <ul style="list-style-type: none"> Total BUA area : 3,44,336.27 Sqm 						
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	47519.62 sq m (38%)						
Estimated Cost of the Project	INR 775 Cr.						
No. of building & its configuration(s)	Residential: A- Construction completed as per old EC (20 Buildings) <table border="1" data-bbox="512 1906 1042 2020"> <thead> <tr> <th>Building</th> <th>Wing</th> <th>No. of Tenements</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>A ,B ,C</td> <td>100</td> </tr> </tbody> </table>	Building	Wing	No. of Tenements	1	A ,B ,C	100
Building	Wing	No. of Tenements					
1	A ,B ,C	100					

2	D	42
3	E, F	78
4	G, H	70
5	I, Z	80
6	X, Y	73
7	U, T	73
8	R, Q, S	106
9	P	42
10	O, N	70
11	M	42
12	J, L, K	100
13	1	43
14	2	43
15	3	43
16	4	43
17	5	43
18	6	30
19	7	30
20		
	Total	1151

B- Construction ongoing as per old EC (Phase I)

Building (09)	No. of Tenements
A to I	924

C- Proposed Buildings (Phase II)

Building (06)	No. of Tenements
J to O	504

D Proposed Building (Phase III)

Building (05)	No. of Tenements
P to T	440

E- LIG MIG (01 Building): 91 Tenements

F- Proposed commercial & Upashraya
Commercial:
Convenient Shops: (45 No.)
Upashraya: 1 No.
Temple: 1 No.
Club Houses: 2 No.

Number of tenants and shops

Residential Tenements:
As per old EC: 1151 No.
Proposed: 1868 No.

	LIG/MIG: 91 No. Commercial: 45 shops																																				
Number of expected residents / users	Residential Users: As per old EC: 5755No. Proposed: 9340 No. LIG/MIG: 455 No. Commercial Users & Upashraya: 312 No. Total: 15862 No.																																				
Tenant density per hector	250/ha as per DCR																																				
Height of the building(s)	Wing: A, B, C, J, K, L, M, N, O: 45 m Wing D, E, F, G, H, I: 43.5 m Wing P, Q, R, S, T: 69.80 m Shops: 4.35 m																																				
Right of way (Width of the road from the nearest fire station to the proposed building(s))	24 m & 18 m																																				
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	6 m & 9 m																																				
Existing structure(s)	Constructed area as per old EC, dtd. 1/04/2008.																																				
Details of the demolition with disposal (If applicable)	NA																																				
Total Water Requirement	Residential and Commercial: Dry season : <table border="1" data-bbox="497 1496 1455 2022"> <thead> <tr> <th>Description</th> <th>Construction Done as per EC (20 Bldgs)</th> <th>Proposed</th> <th>LIG MIG</th> <th>Commercial</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Source</td> <td colspan="5">PMC</td> </tr> <tr> <td>Fresh water</td> <td>514.02</td> <td>853.62</td> <td>40.42</td> <td>4.75</td> <td>1412.81</td> </tr> <tr> <td>Recycled water (Flushing)</td> <td>284.89</td> <td>463.23</td> <td>22.49</td> <td>8.83</td> <td>779.44</td> </tr> <tr> <td>Recycled water (Gardening)</td> <td>58.35</td> <td>140.04</td> <td>NA</td> <td>NA</td> <td>198.39</td> </tr> <tr> <td>HVAC Makeup</td> <td colspan="5">NA</td> </tr> </tbody> </table>	Description	Construction Done as per EC (20 Bldgs)	Proposed	LIG MIG	Commercial	Total	Source	PMC					Fresh water	514.02	853.62	40.42	4.75	1412.81	Recycled water (Flushing)	284.89	463.23	22.49	8.83	779.44	Recycled water (Gardening)	58.35	140.04	NA	NA	198.39	HVAC Makeup	NA				
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	Total Water Requirement	857.26	1456.89	62.91	13.58	2390.64
	Excess treated water	357.75	546.73	33.50	3.39	941.37
	Swimming Pool	NA	18	NA		18
	Fire fighting (Cum)	500	1500	NA		2000
Wet Season:						
	Description	Construction Done as per EC (20 Bldgs)	Proposed	LIG MIG	Commercial	Total
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	Recycled water (Gardening)	NA	NA	NA	NA	NA
	HVAC Makeup	NA				
	Total Water Requirement	798.91	1316.85	62.91	13.58	2192.25
	Excess treated water	416.1	686.77	33.50	3.39	1139.76
	Swimming Pool	NA	18	NA	NA	18
	Fire fighting (Cum)	500	1500	NA	NA	2000
Details about Swimming Pool:	<p>Dimension of Swimming Pool: Main Pool Size : 270 Sq. M Baby Pool size : 44 Sq. M Total water Requirement: 395 KL Water requirement for make up in KLD:18 KLD</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: The filtration system comprises of skimmers, floor drains, hair and lint strainers, pump, multi-port valve, high rate sand filter and floor inlets Disinfection: 1. Chlorine Daily basis 2. Alum Once a fortnight 3. Soda Ash/Acid Once in a while to correct the pH if required</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored:</p>					

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Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 9 m No of recharge pits: Pits Size : 2m X 2m X 2m Recharge Bore – 10 No.</p> <p>Budgetary allocation (Capital cost and O & M cost):</p> <p>A. As per old EC: Capital cost: 20,20,000/- O&M cost: 1,50,000/-</p> <p>B. Proposed: Capital cost: 25,00,000/- O&M cost: 1,75,000/-</p>																																				
UGT tanks	<p>Residential:</p> <table border="1"> <thead> <tr> <th>Sr.</th> <th>Description</th> <th>Construction Done as per EC (20 Bldgs)</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Drinking</td> <td>129.50</td> <td>220.75</td> </tr> <tr> <td>2.</td> <td>Domestic (Resi)</td> <td>472.00</td> <td>804.00</td> </tr> <tr> <td>3.</td> <td>Domestic (Comm.)</td> <td>N.A.</td> <td>6.00</td> </tr> <tr> <td>4.</td> <td>Raw</td> <td>157.50</td> <td>314.5</td> </tr> <tr> <td>5.</td> <td>Fire Fighting</td> <td>500.00</td> <td>1500.00</td> </tr> <tr> <td></td> <td>Total</td> <td>1259.00</td> <td>2872.25</td> </tr> </tbody> </table>	Sr.	Description	Construction Done as per EC (20 Bldgs)	Proposed	1.	Drinking	129.50	220.75	2.	Domestic (Resi)	472.00	804.00	3.	Domestic (Comm.)	N.A.	6.00	4.	Raw	157.50	314.5	5.	Fire Fighting	500.00	1500.00		Total	1259.00	2872.25								
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Storm water drainage	<ul style="list-style-type: none"> Natural water drainage pattern: As per contour quantity of storm water : 78.53 Cub.m/Min + 112.05 Cub.m/Min Size of SWD: Internal Strom water drainage line of 900 mm Diameter + 1200mm Diameter 																																				
Sewage and Waste water	<p>Residential:</p> <p>Construction completed as per old EC (20 bldg.) Sewage generation (CMD): 701 Capacity of STP (CMD) I: 701 CM STP technology: MBBR</p> <p>Proposed Construction Ongoing as per old EC(9 Building) + Proposed (06 Buildings) + Proposed (03 Buildings: P,Q,R) Sewage generation (CMD): 1043</p>																																				

	<p>Capacity of STP (CMD)II: 1043 CM STP technology: MBBR</p> <p>Proposed 02 Buildings (S,T) Sewage generation (CMD): 107 Capacity of STP (CMD) III: 107 CM STP technology: MBBR</p> <p>Proposed LIG & MIG Sewage generation (CMD): 56 Capacity of STP (CMD) IV: 56 CM STP technology: MBBR</p> <p>Commercial: Sewage generation (CMD): 13 Capacity of STP (CMD): Considered in Phase I (STP II) STP technology: MBBR Location of STP: Enclosure I DG sets (during emergency): 100 % back up Budgetary allocation (Capital cost and O & M cost):</p> <table border="1" data-bbox="507 853 1152 1048"> <thead> <tr> <th>STP No.</th> <th>Capital Cost</th> <th>O & M Cost</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>1,35,00,000</td> <td>35,00,000</td> </tr> <tr> <td>II</td> <td>2,80,00,000</td> <td>48,00,000</td> </tr> <tr> <td>III</td> <td>45,00,000</td> <td>9,00,000</td> </tr> <tr> <td>IV</td> <td>30,00,000</td> <td>6,96,000</td> </tr> </tbody> </table>	STP No.	Capital Cost	O & M Cost	I	1,35,00,000	35,00,000	II	2,80,00,000	48,00,000	III	45,00,000	9,00,000	IV	30,00,000	6,96,000
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IV	30,00,000	6,96,000														
Solid waste Management	<p>Waste generation in the pre-Construction and Construction phase: Waste generation: NA Quantity of the top soil to be preserved: 11000 CUM Disposal of the construction way debris: Land filling on the same site</p> <p>Waste generation in the operation phase</p> <p>Residential & commercial: A.: Construction completed as per old EC (20 bldg.) + LIG/MIG</p> <p>Biodegradable waste: 1769.85 Kg/day Non-Biodegradable waste: 1086.75Kg/day STP sludge: 55 Kg /day + LIG 4 Kg/day= 59 kg/day</p> <p>B. Proposed: Construction Ongoing as per old EC(9 Building) + Commercial: (Convenient Shops)+ Upashraya</p> <p>Biodegradable waste: 1332.3 Kg/day Non-Biodegradable waste: 839 Kg/day E-waste: Negligible STP sludge: 80 Kg /day</p> <p>Proposed (06 Buildings) Biodegradable waste: 718.2 Kg/day</p>															

Non-Biodegradable waste: 441 Kg/day
E-waste: Negligible

Proposed 05 Buildings (P,Q,R,S,T)
Biodegradable waste: 627 Kg/day
Non-Biodegradable waste: 385 Kg/day
E-waste: Negligible
STP sludge: 9 Kg /day

Mode of Disposal of waste:

Description	Model NO
Construction completed as per old EC (20 bldg.) + LIG/MIG	KC 2000
Construction Ongoing as per old EC(9 Building) + Commercial: (Convenient Shops)+ Upashraya	KC 1000 & KC 400
Proposed (06 Buildings)	KC 800
Proposed 05 Buildings (P,Q,R,S,T)	KC 800

Area requirement:

1. Location(s): Plan Enclosed.
2. Total area provided for the storage & Treatment of the solid waste:

Description	Model NO	Area Required
Construction completed as per old EC (21 bldg.) + LIG/MIG	KC 2000	100 Sq.m
Construction Ongoing as per old EC(9 Building) + Commercial: (Convenient Shops)+ Upashraya	KC 1000	100 Sq.m
	KC 400	63 Sq.m
Proposed (06 Buildings)	KC 800	90 Sq.m
Proposed 05 Buildings (P,Q,R,S,T)	KC 800	90 Sq.m

B. Proposed:

3. Budgetary allocation(capital Cost & O&M cost):

Description	Model No	Capital Cost	O & M Costing
Construction completed as per old EC (21 bldg.) + LIG /MIG	KC 2000	2460117.71	470832
Construction Ongoing as per old EC(9 Building) + Commercial: (Convenient Shops)+ Upashraya	KC 1000	1695670.44	251232
	KC 400	1116293.69	102444
Proposed (06 Buildings)	KC 800	1598205.70	190284
Proposed 05 Buildings (P,Q,R,S,T)	KC 800	1598205.70	190284

	Total	84,68,493.24	12,05,076
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Green Belt Development

Total RG area: Existing RG area on Ground: 9715 Sqm

Proposed RG area on Ground: 20,305 Sqm

1. RG area other than green belt: 10095 Sq.m

2. RG area under green belt: 19925 Sq.m

RG on the ground: 30020 Sq.m

RG on the podium: NA Sqm

Number & list of trees species to be planted in the ground RG: 1575 trees

List of Proposed Plantation for the scheme:

Phase II: Proposed list of Native Trees (Road Side)

Sr. No.	Botanical Name	Common Name	No.	Ecological Importance
1	<i>Albizia lebbek</i>	Shirish	103	Good for roadside plantation & provide shade
2	<i>Ailanthus excelsa</i>	Maharukh	102	Good for roadside plantation & have medicinal properties
3	<i>Anthocephalis cadamba</i>	kadamb	102	Good for roadside plantation & provide shade
4	<i>Ficus refusa</i>	Nandruk	104	Good for roadside plantation & provide shade
	Total		411	

Phase II: Proposed List of Native Trees (Garden)

Sr. No.	Botanical Name	Common Name	No.	Ecological Importance
1	<i>Bahunia racemosa</i>	Aapta	173	Drought resistant, good air purifier & have medicinal properties
2	<i>Butea monosperma</i>	Palas	167	Good for water logged regions, have medicinal properties & laval host for Butterflies
3	<i>Cassia fistula</i>	Bahava	172	Have Medicinal properties & larval host for butterflies
4	<i>Lagestromia flas regineae</i>	Tamhan	168	Good as avenue tree, good for group planting around water gardens & ponds
5	<i>Michelia champaka</i>	Pivla Chafa	168	Ornamental tree
6	<i>Murraya paniculata</i>	Kunti	174	Ornamental tree
	Total		1022	

Phase II: Proposed list of Fruit Bearing Trees on Ground

Sr. No.	Botanical Name	Common Name	No.	Ecological Importance
1	<i>Syzygium cumini</i>	Jambhul	17	Good for roadside plantation & provide shade
2	<i>Phyllanthus emblica</i>	Awala	15	Hardy tree, grows in dry & have medicinal properties
3	<i>Acrus sapota</i>	Chickoo	19	Hardy tree, grows in dry & have medicinal properties

Total	51
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Number & list of shrubs & bushes species planted in the podium RG:

Phase II: Proposed List of Shrubs (On Ground)

Sr. No.	Botanical Name	Common Name	No.
1	<i>Thevetia nerifolia</i>	Sagargota	9000
2	<i>Stachytarpheta Sp.</i>	Stachytarpheta	7500
3	<i>Plumbago zeylancia</i>	White plumbago	12000
4	<i>Acarus calamus</i>	Wekhand	5750
5	<i>Korphad</i>	Korphad	5750
6	<i>Ocimum sanctum</i>	Tulas	4000
7	<i>Cymbopogon floxasus</i>	Lemon Grass	3750
8	<i>Nerium oleander</i>	Kanher	7500
9	<i>Hibiscus sinensis</i>	Jaswand	6000
10	<i>Gokarna Sp.</i>	Gokarna	3750
	Total		65000

Phase II: Proposed list of Native Trees (Nala side)

Sr. No.	Botanical Name	Common Name	No.	Ecological Importance
1	<i>Azardica indica</i>	Neem	46	Good for restoration of dryer parts, good for air purifier & have medicinal properties
2	<i>Pongamia pinnata</i>	Karanj	45	Good for riverside & stream side plantation & Nitrogen fixing plant, larval host for butterflies
	Total		91	

Number & list of trees species to be planted in the ground RG: As above

No. of Existing Trees: 47 No. which will be retained as it is.

Number, Size, Age and Species of trees to be cut, trees to be transplanted: 12 No. of trees will be transplanted.

Budgetary allocation(capital Cost& O & M Cost):

A. Construction Done as per EC (20 Bldgs) & LIG MIG:

Capital Cost (In Rs.): 40,88,000/-

O&M cost (In Rs.) : 24,22,000/-

B. Proposed:

Capital Cost (In Rs.): 89,00,000/-

O&M cost (In Rs.) : 52,30,000/-

Energy	<p>Power Supply: Maximum Demand: 12,787 KW Connected Load: 18267.40 KW Source: MSEDCL Total DG power consumption for residential buildings: 6 x 250 + 1 x 200 + 1 x 125 KVA Total DG power consumption for club house and commercial buildings: Same as above</p> <p>Energy saving by non-conventional method: • Energy saving measures Use of T5-28W, LED lamps shall be used for Common area lighting Use of non-conventional energy i.e. Solar water heating system</p>
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Transformers are located close to load center to minimize transmission losses
 The elevators shall have group control and VFD, thereby saving energy
 Energy meters with Timer Circuits shall be installed to monitor the energy consumption for External lighting, treated water pumping, municipal water pumping, common area internal lighting etc

Total power consumption for club house and Convenient Shops: Considered in Residential

Thus total energy saving will be 512 units/day

- Detail calculations & 8.92 % of saving in Total

The following Energy Conservation Methods are proposed in the project:

Solar Water System,

Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form):

Compliance with Energy Conservation Building Code (ECBC) 2007

Section No.	Requirement	Compliance
7.2	Lighting controls occupancy/time switch	Parking area lighting will be controlled through switch with alternate switching
7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	External lighting will be controlled through timer
7.3	Interior lighting power to be within specified limits	All light in common open area will be ceiling mounted. It illuminates the required area only.
7.4	Exterior lighting power to be within specified limits	All lights will be with bracket or arm, so no extra light will be cross the boundary limit.
8.2.1.1	Maximum allowable power loss from transformer	Shall be used energy efficient transformers as per ECBC Norms.
8.2.2	Energy efficient motors	For the common area all motors will be energy efficient as per ECBC.
8.2.3	Power factor be maintained between 0.95 and unity	we will use capacitor bank for common areas load to maintain power factor.

Budgetary allocation(capital Cost& O & M Cost) :

Capital Cost: 2,00,00,000/-

O & M: 19,00,000/- p.a.

Number and capacity of the DG sets to be used: 6 x 250 + 1 x 200 + 1 x 125 KVA

Stack Height: 2.5 Mtrs. above Building Height

Electricity requirement from MSEDCL: 18267.40 KW

Environmental Management plan Budgetary Allocation:

During Construction Phase (with Break up):

Capital cost

O & M cost (Please ensure manpower and other details)

Sr. No.	Particulars	Cost/ annum (INR in Lakh)
	Erosion control: Dust suppression measures	15
	Barricading	10 (one time)
	Site Safety	8
	Site Sanitation	9
	Disinfection & health check up (For Non Camped labours)	3
	Environmental Monitoring	1.5
	Total	46.5

During Operation Phase (with Break up):

Capital cost

O & M cost (Please ensure manpower and other details)

During Construction Phase:

Sr. No.	Particulars	Construction completed as per old EC (20 bldg.) (INR in Lakh)	Proposed (INR in Lakh)
1	Water Treatment Plant	NA	24.00
2	Sewage Treatment Plant	135.00	355.00
3	Rain Water Harvesting	20.20	25.00
4	Storm Water Networking	195.00	260.00
5	Solid Waste Management (OWC)	25.00	60.00
6	Green Belt Development	40.88	89.00
7	Solar Water Heating System	00	200.00
8	Swimming Pool	NA	55.30
9	Safety Training & Awareness	1	10.00
	Total	417.08	1078

During Operation Phase:

Sr. No.	Particulars	Construction completed as per old EC (20 bldg.) (INR in Lakh)	Proposed (INR in Lakh)
1	Water Treatment Plant	NA	9.10
2	Sewage Treatment Plant	35.00	64.00
3	Rain Water Harvesting	1.50	1.75
4	Storm Water Networking	9.00	12.00
5	Solid Waste Management (OWC)	7.35	9.80
6	Green Belt Development	24.22	52.30
7	Solar Water Heating System	00	19.00
8	Swimming Pool	NA	4.20
9	EMP monitoring plan	3	3.00
		80.07	175.15

Quantum and generation of corpus fund and Commitment: Project proponent shall generate

corpus fund from individual flat owners for O & M during operation phase till handing over of premises to society.
 Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M

Traffic Management

No. of junction to the main road and design of confluence:03

Plot Area: 1,94,938.78 Sqm

Parking Details:

Sr. No.	Type	Applicable no of parking As per DCR	Provided parking
1.	2 Wheeler	6210	6324
2.	4 Wheeler	2743	2771
3.	Cycles	5155	5269
4.	Public Transport	NA	NA

Total area provided for parking:104633Sq.m

No. of car parking provided:Open:969 Covered 1802

Type of parking (Open/Stilt/Basement): Still & Open

Parking Area Provision	Area As per MoEF	No.	Area (Sq. m)
Residential Covered Parking Area including driveway (stilt level)	30	1802	54060
Residential Open Parking area on ground including drive way (Open)	25	969	24225
Two (2) Wheeler (Open)	3	6324	18972
Bicycles (Open)	1.4	5269	7376
Total			104633.00

Area per car including driveway provided for car parking: 30Sq. m & 25 Sq.m

Width of all Internal roads: 6m

3. The proposal has been considered by SEIAA in its 83rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

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

- (iii) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) STP capacity shall be increased appropriately considering waste water generation.
- (v) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (viii) "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.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of 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.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.


General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
 - (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
 - (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
 - (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
 - (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance

without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Ajoy Mehta)
Principal Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.

8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 4/4/2015)



OC

ACKRUTI JAY DEVELOPERS

(Formerly known as Jairaj Developers Unit IX)

A-I, 2nd floor, Success Chambers, 1232, Apte Road, Deccan Gymkhana, Pune-411004

Date: 30/05/2021

To,
Member Secretary
Maharashtra Pollution Control Board
4th Floor, Kalpataru Point,
Opp. Cine Planet, Near Sion Circle, Sion (E)
Mumbai- 400 022

Sub: Submission of 6 monthly monitoring report as per condition in Environmental Clearance for proposed residential Kondhwa, Maharashtra.

Ref: Environmental Department – Environmental Clearance file no. SEAC-III-2014/C.R.-127/TC-3 Copy attached

Sir,

We are submitting 6 monthly morning report as per condition in Environmental Clearance File No. SEAC-III-2014/C.R.-127/TC-3

- 1. Present Status of Project Work Progress**
Construction of residential towers is in progress
- 2. Name & address of local & Nodal Officer with e-mail, Phone & fax number**
Name : Vinayak Jogdeo
Address : M/S Jairaj Developers-Unit IX, 2nd Floor, City Point, Dhole Patil Road, Pune 411001.
Phone No : +91 20 66226622,
Email : amruta.kale@koltepatil.com
Fax No. : +91 20 66226626
Mobile No. : 9765551033
- 3. Point wise Compliance Status to various stipulations as laid down by the Ministry is enclosed for your reference.**
- 4. Copies of EIA/EMP/Consent to Establish from MPCB**
We have received consent to Establish from MPCB vide letter Format 1.0/ CAC/ UAN. No. 0000072715/CE-2003000347
- 5. The information is duly filled in the enclosed data sheet.**
- 6. Also find enclosed the hard/soft copies of half yearly point wise compliance status.**

Thanking You,
For M/S Jairaj Developers-Unit IX.

Authorized Signatory

MAHARASHTRA POLLUTION CONTROL BOARD
Kalpataru Point, 3rd Floor, Sion Circle
Opp. Cine Planet Cinema, Sion (E)
Mumbai- 400 022
Tel: 24010437 / 24020781

25/21

Half yearly Compliance report of June 2021 - Message (HTML)

File Message Tell me what you want to do...

Ignore Delete Reply Reply All Forward More Meeting

Move to: ? To Manager LR EC Done Reply & Delete Create New

Move OneNote Actions

Assign Mark Categorize Follow Up Policy Unread Tags

Translate Find Related Select Editing

Zoom Zoom

 Amruta Kale | eccompliance-mh@gov.in | 1 | 6/29/2021

Half yearly Compliance report of June 2021



Dear Sir/ Madam,

Enclosed the Half yearly Compliance report of June 2021 for Three Jewels project.

Thanks & Regards

Amruta Kale
Kolte Patil Developers Ltd (HO)
City Bay, 7th Floor,
Dhole Patil road
Pune -411001



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

Environmental Audit Report for the financial Year ending the 31st March 2020

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000025668

Submitted Date

09-09-2020

Company Information

Company Name

M/s. Jairaj Dvelopers - Unit IX

Application UAN number

NA

Address

Sr. No. 43 (P), 44/1 (P), 45, Kondhwa, Pune.

Plot no

43 (P), 44/1 (P), 45

Taluka

Village

Capital Investment (In lakhs)

77500

Scale

LSI

City

Pune

Pincode

411048

Person Name

Mr. Nilesh Toshniwal

Designation

Legal Head

Telephone Number

9765551033

Fax Number

Email

Akrutidevelopers91@gmail.com

Region

SRO-Pune I

Industry Category

Orange

Industry Type

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

Last Environmental statement submitted online

no

Consent Number

Format 1.0/CAC-CELL/UAN
No.0000072715/CE-2003000347

Consent Issue Date

05/03/2020

Consent Valid Upto

04/10/2024

Product Information

Product Name

This is a Construction of Residential & Commercial Project

Consent Quantity

Total Plot Area = 1, 94, 938.78 & Built Up Area =3,44,336.27

Actual Quantity

Total Plot Area = 1, 94, 938.78 & Built Up Area =3,44,336.27

UOM

CMD

By-product Information

By Product Name

NA

Consent Quantity

NA

Actual Quantity

NA

UOM

CMD

1) Water Consumption in m3/day

Water Consumption for Process

Consent Quantity in m3/day

00

Actual Quantity in m3/day

00

Cooling

00

00

Domestic

2390

2390

All others

00

00

Total 2390 2390

1) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Sewage Generation	1920	1920	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	NA	NA	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	NA	NA	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
As per Consent Quantity (Copy Enclosed).	As per Consent Quantity (Copy Enclosed).	As per Consent Quantity (Copy Enclosed).	CMD

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).	As per Analysis Reports (Copy enclosed).

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	---	---	CMD

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	---	---	CMD

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
---------------------------------	---	--	------------

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
As per Consent (Copy Enclosed).	As per Consent (Copy Enclosed).	As per Consent (Copy Enclosed).	Kg/Day

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	---	---	CMD

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.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	---	CMD	---

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
---	---	CMD	---

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	NA	NA	NA	NA	NA	NA

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc.	Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc.	Proposed Capital Cost is Rs. 89/- & O & M is 52.3/- annum.

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc.	Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc.	Proposed Capital Cost is Rs. 89/- & O & M is 52.3/- annum.

Any other particulars in respect of environmental protection and abatement of pollution.

Particulars

1. The company have done extensive plantation in a factory premises and successfully grown so more land under planting. 2. Medicinal checkup done regularly for all employees 3. Safety training for the workers is an organized process 4The company is constantly monitoring the Air, stack, Waste water, noise in an around the plant and ensures that the norms are maintained. 5. The company celebrates the WORLD ENVIRONMENT DAY every year

Name & Designation

Mr. Nilesh Toshniwal (Legal Head)