

Your (Half Yearly Compliance Report) has been Submitted with following details

Proposal No	IA/MH/INFRA2/462818/2024
Compliance ID	129005356
Compliance Number(For Tracking)	EC/M/COMPLIANCE/129005356/2025
Reporting Year	2025
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	03-06-2025
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur
Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.	

SAGITARIUS ECOSPACES LLP

8 Nagar Road, Yeravada, Pune 411006
Tel: +91 20 26680736 email: bellrue33@gmail.com

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th
floor, Road No. 8, Opp. PVR
Theater, Sion Circle, Mumbai,
Maharashtra 400022

Date: 27/05/2025

Sub: Submission of Six-Monthly Compliance Report for Residential and Commercial Project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia (Partner, Sagitarius Ecospaces LLP)

Ref: 1. Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024
2. Amendment in EC vide Identification No. -EC22B039MH114197, File No. - SIA/MH/MIS/71259/2017 dated 29/08/2022
3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated 01/02/2019.

Dear Sir,

This is with reference to Environmental conditions stipulated in Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024.

We are enclosing herewith the Six-Monthly Compliance report (from Oct 2024 to Mar 2025) along with current status of project, duly filed data sheet and monitoring reports.

Thanking you,

Yours faithfully,

For SAGITARIUS ECOSPACES LLP

For SAGITARIUS ECOSPACES LLP

Farrokh F. Wadia

AUTHORISED SIGNATORY

Authorized Signatory



Enclosed: Hard Copy of Compliance Report (Period - Oct 2024 to Mar 2025)

Cc:

1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

SAGITARIUS ECOSPACES LLP

8 Nagar Road, Yeravada, Pune 411006
Tel: +91 20 26680736 email: bellrue33@gmail.com

To,
Principal Secretary,
Central Pollution Control Board Parivesh Bhavan
Environment Department,
New Administrative Building,
Mantralaya, Mumbai,
Maharashtra – 400032

Date: 27/05/2025

Sub: Submission of Six-Monthly Compliance Report for Residential and Commercial Project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia (Partner, Sagitarius Ecospaces LLP)

Ref: 1. Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024
2. Amendment in EC vide Identification No. -EC22B039MH114197, File No. - SIA/MH/MIS/71259/2017 dated 29/08/2022
3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated 01/02/2019.

Dear Sir,

This is with reference to Environmental conditions stipulated in Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024.

We are enclosing herewith the Six-Monthly Compliance report (from Oct 2024 to Mar 2025) along with current status of project, duly filed data sheet and monitoring reports.

Thanking you,

Yours faithfully,

For SAGITARIUS ECOSPACES LLP
For SAGITARIUS ECOSPACES LLP

[Signature]

AUTHORISED SIGNATORY

Authorized Signatory



Enclosed: Hard Copy of Compliance Report (Period - Oct 2024 to Mar 2025)

Cc:

1. Regional Officer, MPCB
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

SAGITARIUS ECOSPACES LLP

8 Nagar Road, Yeravada, Pune 411006
Tel: +91 20 26680736 email: bellrue33@gmail.com

To,
Deputy Director General,
Ministry of Environment, Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Date: 27/05/2025

Sub: Submission of Six-Monthly Compliance Report for Residential and Commercial Project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia (Partner, Sagitarius Ecospaces LLP)

Ref: 1. Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024
2. Amendment in EC vide Identification No. -EC22B039MH114197, File No. - SIA/MH/MIS/71259/2017 dated 29/08/2022
3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated 01/02/2019.

Dear Sir,

This is with reference to Environmental conditions stipulated in Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024.

We are enclosing herewith the Six-Monthly Compliance report (from Oct 2024 to Mar 2025) along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,

Yours faithfully,

For SAGITARIUS ECOSPACES LLP

For SAGITARIUS ECOSPACES LLP

James F. Wadia

AUTHORISED SIGNATORY

Authorized Signatory



Enclosed: Hard Copy of Compliance Report (Period - Oct 2024 to Mar 2025)

Cc:

1. Regional Officer, MPCB
2. Environment Department, Mantralaya, Mumbai
3. Regional Director, CPCB

SAGITARIUS ECOSPACES LLP

8 Nagar Road, Yeravada, Pune 411006
Tel: +91 20 26680736 email: bellrue33@gmail.com

To,
Regional Director,
Central Pollution Control Board
Parivesh Bhawan, Opp.
VMC Ward Office No. 10,
Subhanpura, Vadodara 390 023

Date: 27/05/2025

Sub: Submission of Six-Monthly Compliance Report for Residential and Commercial Project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia (Partner, Sagitarius Ecospaces LLP)

Ref: 1. Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024
2. Amendment in EC vide Identification No. -EC22B039MH114197, File No. - SIA/MH/MIS/71259/2017 dated 29/08/2022
3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated 01/02/2019.

Dear Sir,

This is with reference to Environmental conditions stipulated in Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024.

We are enclosing herewith the Six-Monthly Compliance report (from Oct 2024 to Mar 2025 along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,

Yours faithfully,

For SAGITARIUS ECOSPACES LLP

For SAGITARIUS ECOSPACES LLP

Farrokh F. Wadia

AUTHORISED SIGNATORY

Authorized Signatory

Cc:

1. Regional Officer, MPCB
2. Environment Department, Mantralaya, Mumbai
3. Director, MoEF&CC, Nagpur



SAGITARIUS ECOSPACES LLP

8 Nagar Road, Yeravada, Pune 411006
Tel: +91 20 26680736 email: bellrue33@gmail.com

To,
The Member Secretary,
Central Pollution Control Board Parivesh
Bhavan, CBD-cum-Office Complex,
East Arjun Nagar, New Delhi - 110032

Date: 27/05/2025

Sub: Submission of Six-Monthly Compliance Report for Residential and Commercial Project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia (Partner, Sagitarius Ecospaces LLP)

Ref: 1. Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024
2. Amendment in EC vide Identification No. -EC22B039MH114197, File No. - SIA/MH/MIS/71259/2017 dated 29/08/2022
3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated 01/02/2019.

Dear Sir,

This is with reference to Environmental conditions stipulated in Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024.

We are enclosing herewith the Six-Monthly Compliance report (from Oct 2024 to Mar 2025 along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,

Yours faithfully,

For SAGITARIUS ECOSPACES LLP

For SAGITARIUS ECOSPACES LLP

[Signature]

AUTHORISED SIGNATORY

Authorized Signatory



Enclosed: Hard Copy of Compliance Report (Period - Oct 2024 to Mar 2025)

Cc:

1. Regional Officer, MPCB
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

SAGITARIUS ECOSPACES LLP

8 Nagar Road, Yeravada, Pune 411006
Tel: +91 20 26680736 email: bellrue33@gmail.com

To,
Monitoring Cell,
Ministry of Environment, Forest & Climate Change
Indira Paryawaran Bhavan,
New Delhi- 110003

Date: 27/05/2025

Sub: Submission of Six-Monthly Compliance Report for Residential and Commercial Project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia (Partner, Sagitarius Ecospaces LLP)

Ref: 1. Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024
2. Amendment in EC vide Identification No. -EC22B039MH114197, File No. - SIA/MH/MIS/71259/2017 dated 29/08/2022
3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated 01/02/2019.

Dear Sir,

This is with reference to Environmental conditions stipulated in Amended Environmental Clearance Vide EC identification no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024.

We are enclosing herewith the Six-Monthly Compliance report (from Oct 2024 to Mar 2025 along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,

Yours faithfully,

For SAGITARIUS ECOSPACES LLP

For SAGITARIUS ECOSPACES LLP

Farrokh F. Wadia

AUTHORISED SIGNATORY

Authorized Signatory



Enclosed: Hard Copy of Compliance Report (Period - Oct 2024 to Mar 2025)

Cc:

1. Regional Officer, MPCB
2. Director, MoEF&CC, Nagpur
3. Environment Department, Mantralaya, Mumbai

Compliance Report
(October 2024 – March 2025)

For

**Residential and Commercial Project at FP No. 3/3 & FP No.
70/11, Nagar Road, Yeravada, Pune by Dr. Farrokh F. Wadia
(Partner, Sagitarius Ecospaces LLP)**

Ref: 1. Amended Environmental Clearance Vide EC identification
no. EC24B3812MH5711258A, File No. 21-93/2024-IA.III dated 21/06/2024 published on
19/07/2024 at MoEF&CC Portal.

2. Amendment in EC vide Identification No. -EC22B039MH114197, File
No. - SIA/MH/MIS/71259/2017 dated 29/08/2022

3. Environmental Clearance vide EC No. SEIAA-EC-0000000653 dated
01/02/2019.

Proposed by

**by Dr. Farrokh F. Wadia
(Partner, Sagitarius Ecospaces LLP)**



SR. NO.	INDEX	
1	DATA SHEET	
2	COMPLIANCE OF EC CONDITIONS	
3	___ANNEXURES___	
•	ANNEXURE I	FINAL_IA 243 OF 20223_SUHAS RANE v. MoEFCC
•	ANNEXURE II	FIRE NOC & HEIGHT CLEARANCE
•	ANNEXURE III	SEWAGE TREATMENT PLANT
•	ANNEXURE IV	ORGANIC WASTE COMPOSTER DRAWING
•	ANNEXURE V	CONSENT TO ESTABLISH
•	ANNEXURE VI	CONSENT TO OPERATE
•	ANNEXURE VII	ENVIRONMENTAL MANAGEMENT PLAN
•	ANNEXURE VIII	AIR MONITORING REPORTS
•	ANNEXURE IX	DG MONITORING REPORTS
•	ANNEXURE X	NOISE MONITORING REPORTS
•	ANNEXURE XI	VEHICLES PUC
•	ANNEXURE XII	PROVISIONS FOR LABOURS
•	ANNEXURE XIII	HEALTH SURVELLANCE OF LABOURS
•	ANNEXURE XIV	ENVIRONMENTAL POLICY
•	ANNEXURE XV	ALL MONITORING REPORTS

Amol Z

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS		
MINISTRY OF ENVIRONMENT & FORESTS		
REGIONAL OFFICE (W), NAGPUR		
Monitoring Report PART – I		
DATA SHEET		
1	1. Project type: River-valley/ Mining/ Industry/ Thermal/ Nuclear/ Other (Specify)	Other: Residential & commercial project
2	Name of the Project	'Bellrue' Residential & commercial project at FP No. 3/3 & FP No. 70/11, Nagar Road, Yerwada, Pune — 411006 by Dr. Farrokh Wadia (Partner Sagitarius Ecospaces LLP)
3	3. Clearance letter (s)/OM No. And Date	Amended Enironmental clearance vide EC identification number EC24B3812MH5711258A file no. 21-93/2024- IAIII Dated.21.06.2024 Amendment in EC vide letter No. , EC22B039MH114197 Dated. 29.08.2022. Environment Clearance received vide No. SEIAA-EC-0000000653 Dated. 01.02.2019
4	4. Location:	Pune Maharashtra
	a) District (s)	Haveli, Yeravada, Pune Latitude: 18.032'52.48"N Longitude: 73.053'42.20"E
	b) State (s)	Maharashtra
	c) Location	FP No. 3/3 & FP No. 70/11, Nagar Road, Yerwada, Pune — 411006
	d) Latitude/Longitude	Latitude: 18.032'52.48"N Longitude: 73.053'42.20"E
5	5. Address for correspondence:	Dr. Farrokh Wadia Sagitarius Ecospaces LLP
	a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/fax numbers)	8, Wadia Bungalow, Pune- Nagar, Yeravada, Pune, Maharashtra 411006 Tel No: 9819129773 Email: bellrue33@gmail.com
6	6. Salient features	Total Plot Area: 2,64,913.95 sq. m.
	a) Of the project	FSI area: 3,01612.24 sq. m.
		Non-FSI area: 194414.63 sq. m.
		Total Built-up area: 496026.87 sq. m.

Farrokh Wadia

	Site Status	<p>Bluegrass Residences- (Residential Building)</p> <p>- T1 Tower - Part Occupancy and CTO received.</p> <p>- T2 Tower- RCC Upto terrace slab completed, Brick work is in progress.</p> <p>- T3 Tower- Lower Ground +Gr & 1st to 13th completed.</p> <p>Commercial Tower A- OC & CTO Received.</p> <p>Commercial Tower B- Basement + Ground floor + Parking floor's RCC Slab+5th office floor slab in progress.</p> <p>LIG Building- OC received. OCC/1226/23 dated 07/03/2024 and CTO received</p> <p>Sale Gallery - RCC Works of terrace slab completed</p>
		Proposed Building Configurations are as follows:
a)	a) Of the Environmental management plans	<p>Sewage Treatment Plant —</p> <p>STP's total capacity of 1520 CMD (860 cmd for Commercial + 1045 cmd for Residential buildings) with MBBR technology will be provided at site. Provision will be as follows:</p> <p>Total water requirement of the project is expected to be 2115 KLD and the same will be met by 876 KLD fresh water from Pune Municipal Corporation and 1239 KLD Recycled Water. Wastewater generated (1314 KLD) will be treated in 7 STPs of total 1520 KLD capacity. 1239 KLD of treated wastewater will be recycled and re-used</p> <p>(569 KLD for flushing and 670 KLD for gardening and HVAC Cooling etc.). About 59 KLD will be reused for sprinkling</p> <p>Number of Trees on FP 3/3 & FP 70/11 (before transplantation, cutting and new plantation) 8950</p> <p>Trees cut after due permission of Tree Authority, Pune Municipal Corporation 1083</p> <p>Trees Transplanted after due Permission of Tree Authority, Pune Municipal Corporation 911</p> <p>Trees survived after Transplantation 860</p> <p>New Trees Planted on Site and being maintained as compensatory plantation 2421</p> <p>New Trees Planted and being maintained as compensatory plantation at the site allotted for plantation by Pune Municipal Corporation 3561</p>

James Z L

		Total number of trees on site as on date after cutting and transplantation and new compensatory Plantation 10237																																																				
		Trees to be cut in proposed balance development area 125																																																				
		Trees proposed to be planted 375																																																				
		• Rainwater Harvesting —																																																				
		50 No. of Recharge Pits																																																				
		(5 No of recharge pits for Rooftop Runoff. 45 recharge pits for Surface runoff)																																																				
		5 RWH Tanks of 341 m3 capacity																																																				
		Total Plot Area: 2,64,913.95 sq. m.																																																				
7	7. Breakup of the project area	FSI area: 3,01612.24 sq. m.																																																				
		Non-FSI area: 194414.63 sq. m.																																																				
		Total Built-up area: 496026.87 sq. m.																																																				
		Not applicable																																																				
	a) Submergence area forest and non-forest																																																				
	b) Others	Not Applicable																																																				
8	Breakup of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless	Not Applicable																																																				
	, laborers/artisans:	Total project cost approx.: 2398 Cr																																																				
9	Financial details:																																																					
	a) Project cost as originally planned and subsequent																																																					
	revised estimates and the year of price reference:	<div>During Construction phase</div> <table><thead><tr><th colspan="4">EMP budget during Construction Phase</th></tr><tr><th>Sr. No</th><th></th><th>O & M cost (Rs in lakhs/year)</th><th>OCT24 - March 25</th></tr></thead><tbody><tr><td>1</td><td>Water spray for dust suppression, wet green cloth, wet jute sheet</td><td>15.00</td><td>0.30</td></tr><tr><td>2</td><td>Site sanitation</td><td>12.50</td><td>0.30</td></tr><tr><td>3</td><td>Portable water supply for labour</td><td>10.00</td><td>0.15</td></tr><tr><td>4</td><td>Disinfection</td><td>5.00</td><td>0.15</td></tr><tr><td>5</td><td>Health checkup & first aid</td><td>7.00</td><td>0.15</td></tr><tr><td>6</td><td>Safety personal protective equipment (Helmets, Shoes, Safety belt, goggles, hand gloves)</td><td>10.00</td><td>0.35</td></tr><tr><td>7</td><td>Safety net</td><td>20.00</td><td>0.13</td></tr><tr><td>8</td><td>Solid waste management</td><td>4.00</td><td>0.07</td></tr><tr><td>9</td><td>Safety - training to Workers</td><td>12.00</td><td>0.05</td></tr><tr><td>10</td><td>Environmental monitoring</td><td>4.00</td><td>0.35</td></tr><tr><td></td><td>Total cost</td><td>101.50</td><td>2.00</td></tr></tbody></table>	EMP budget during Construction Phase				Sr. No		O & M cost (Rs in lakhs/year)	OCT24 - March 25	1	Water spray for dust suppression, wet green cloth, wet jute sheet	15.00	0.30	2	Site sanitation	12.50	0.30	3	Portable water supply for labour	10.00	0.15	4	Disinfection	5.00	0.15	5	Health checkup & first aid	7.00	0.15	6	Safety personal protective equipment (Helmets, Shoes, Safety belt, goggles, hand gloves)	10.00	0.35	7	Safety net	20.00	0.13	8	Solid waste management	4.00	0.07	9	Safety - training to Workers	12.00	0.05	10	Environmental monitoring	4.00	0.35		Total cost	101.50	2.00
EMP budget during Construction Phase																																																						
Sr. No		O & M cost (Rs in lakhs/year)	OCT24 - March 25																																																			
1	Water spray for dust suppression, wet green cloth, wet jute sheet	15.00	0.30																																																			
2	Site sanitation	12.50	0.30																																																			
3	Portable water supply for labour	10.00	0.15																																																			
4	Disinfection	5.00	0.15																																																			
5	Health checkup & first aid	7.00	0.15																																																			
6	Safety personal protective equipment (Helmets, Shoes, Safety belt, goggles, hand gloves)	10.00	0.35																																																			
7	Safety net	20.00	0.13																																																			
8	Solid waste management	4.00	0.07																																																			
9	Safety - training to Workers	12.00	0.05																																																			
10	Environmental monitoring	4.00	0.35																																																			
	Total cost	101.50	2.00																																																			

Annex 2 LR

b)Allocation made for environmental management plans with item wise and year wise break-up.	During Operation Phase:	<table><tr><th colspan="4">EMP budget during Operation Phase</th></tr><tr><th>Sr. N</th><th>Component</th><th>Capital cost (Rs. in lakhs)</th><th>O & M cost (Rs. in lakhs/year)</th></tr><tr><td>1</td><td>STP</td><td>304</td><td>61</td></tr><tr><td>2</td><td>Water Treatment</td><td>37</td><td>10</td></tr><tr><td>3</td><td>Solar system</td><td>821</td><td>41</td></tr><tr><td>4</td><td>Rain water Harvesting</td><td>129</td><td>6</td></tr><tr><td>5</td><td>Solid waste composting plant</td><td>145</td><td>58</td></tr><tr><td>6</td><td>Landscape & Green belt development</td><td>424</td><td>42.4</td></tr><tr><td>7</td><td>Environmental Monitoring</td><td></td><td>4</td></tr><tr><td>8</td><td>DMP costing</td><td>4093</td><td>212</td></tr><tr><td colspan="2">Total cost</td><td>5953</td><td>434.4</td></tr></table>	EMP budget during Operation Phase				Sr. N	Component	Capital cost (Rs. in lakhs)	O & M cost (Rs. in lakhs/year)	1	STP	304	61	2	Water Treatment	37	10	3	Solar system	821	41	4	Rain water Harvesting	129	6	5	Solid waste composting plant	145	58	6	Landscape & Green belt development	424	42.4	7	Environmental Monitoring		4	8	DMP costing	4093	212	Total cost		5953	434.4
EMP budget during Operation Phase																																														
Sr. N	Component	Capital cost (Rs. in lakhs)	O & M cost (Rs. in lakhs/year)																																											
1	STP	304	61																																											
2	Water Treatment	37	10																																											
3	Solar system	821	41																																											
4	Rain water Harvesting	129	6																																											
5	Solid waste composting plant	145	58																																											
6	Landscape & Green belt development	424	42.4																																											
7	Environmental Monitoring		4																																											
8	DMP costing	4093	212																																											
Total cost		5953	434.4																																											
c) Benefit cost ratio/Internal rate of return and the year of assessment:	Not Applicable Not Applicable																																													
d) Whether (c) includes the cost of environmental management as shown in the above	Project expenditure Rs.988.28 Cr Expenditure on environmental monitoring: ₹13.48 Cr																																													
e) Actual expenditure incurred on the project so far.	Not Applicable																																													
10 Forest land requirement:																																														
a) The status of approval for diversion of forest land for non-forestry use																																														
b) The status of cleaning felling	Not Applicable																																													
c) The status of compensatory afforestation if any																																														
d) Comments on the viability and sustainability of compensatory afforestation program in the light of actual field experience	Not Applicable																																													

20/08/2024

11	11. The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable 10th June 2019
12	Status of construction	
	a) Date of commencement (Actual and/or planned)	
		10th June 2026
	b) Date of completion (Actual and/or planned)	Not applicable
13	Reason for the delay of the project is yet to start	
14	Dates of site visits
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	October 2024 - March 2025
	(b) Date of site visit for this monitoring report	Amended Environmental clearance vide EC identification number EC24B3812MH5711258A file no. 21-93/2024- IAIII Dated.21.06.2024
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. (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.)	Environment Clearance received vide No. SEIAA-EC-0000000653 Dated. 01.02.2019 & Amendment in EC vide letter No. EC22B039MH114197 Dated. 29.08.2022.

Amans 2 LP

**HALF YEARLY EC COMPLIANCE
OCTOBER 2024 - MARCH 2025**

Ref.	Amended Enironmental clearance vide EC identification number EC24B3812MH5711258A file no. 21-93/2024-IAIH Dated.21.06.2024 Amendment in EC vide letter No. , EC22B039MH114197 Dated. 29.08.2022. Environment Clearance received vide No. SEIAA-EC-0000000653 Dated. 01.02.2019
To	Dr. Farrokh Wadia (Partner, Sagitarius Ecospaces LLP)
For	Proposed residential & commercial project 'Bellarue' at FP No. 3/3 & FP No. 70/11, Nagar Road, Yervada, Pune — 411006.
Status	<p>Bluegrass Residences- (Residential Building)</p> <ul style="list-style-type: none">- T1 Tower - Part Occupancy and CTO received.-T2 Tower- RCC Upto terrace slab completed, Brick work is in progress.-T3 Tower- Lower Ground +Gr & 1st to 13th completed. <p>Commercial Tower A- OC & CTO Received.</p> <p>Commercial Tower B- Basement + Ground floor + Parking floor's RCC Slab+5th office floor slab in progress.</p> <p>LIG Building- OC received. OCC/1226/23 dated 07/03/2024 and CTO received</p> <p>Sale Gallery - RCC Works of terrace slab completed</p>

James F. Lk

Specific Conditions		
S. No	EC Conditions	Remark
1.1	This environmental clearance is subject to outcome of the ongoing court case(s).	Cases before NGT, i.e., 1) Miscellaneous Application, No. 16 of 2023 filed by Suhas Rao Rane before the NGT Pune for restoration of earlier dismissed appeal and I.A. No. 24 / 2023 and 2) Interlocutory Application 243/2023 seeking condonation of delay of 150 days in moving MA No. 16/2023 filed by Suhas Rao Rane has been dismissed by NGT by its order dated 16.05.2024. The copy of NGT order Attached as Annexure I
1.2	The project proponent shall obtain the Fire Safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Regional Office of the Ministry within six months of the issue of the EC letter.	Duly Noted. Fire NOCs and Height Clearance are Attached as Annexure II
1.3	Abstraction of groundwater shall be subject to the permission of the Central Ground Water Authority (CGWA). The freshwater requirement shall not exceed 876 KLD during operational phase.	Duly Noted -Permission of CGWA will be obtained if groundwater is encountered
1.4	As proposed, wastewater shall be treated onsite in STP of 1520 KLD capacity.	Duly Noted -Wastewater will be treated onsite in STP Attached as Annexure III
1.5	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Duly Noted Attached as Annexure III
1.6	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 20001 sq. m will be (on ground) out of net plot area of 1,97,963.19 sq. m, i.e. equivalent to 10.10% (on ground) of net plot area. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.	Duly Noted & Complied
1.7	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available,	Duly Noted and being complied with

Amol S. S.

	adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 5' rainwater harvesting tank (total 341 KL capacity) and 50 numbers of rainwater recharge pits shall be provided by PP for rainwater harvesting after filtration.	
1.8	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	Duly Noted
1.9	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	Duly Noted & being complied with Attached as Annexure IV
1.10	The recyclable waste shall be sold to authorized vendors/recyclers.	Duly Noted
1.11	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.	Duly Noted
1.12	As committed 3601 four wheelers, 8410 two wheelers and 1807 bicycles parking areas is to be provided and 20% of Electronic vehicle charging points are to be provided.	Duly Noted
1.13	Proponent shall ensure the installation of 1134 kW solar PV systems and LEDs to save 20.39% of the total power requirement.	Duly Noted and being complied with
1.14	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.	Duly Noted and being complied with
1.15	The proponent shall be responsible for undertaking the operation and maintenance of common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for completing the formalities related to the transfer of environmental	Duly Noted

Amol's 7/6

	clearance to the bona fide Residential Welfare Association and when required.	
1.16	Project proponent shall essentially comply with all parking norms and standards as applicable.	Duly Noted and being complied with
1.17	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.	Duly Noted & will comply as suggested
1.18	The project proponent shall ensure that there more than one entry /exit from different directions however it should be checked that it does not create road safety hazard.	Duly Noted and being complied with
1.19	All other terms and conditions stipulated in the SEIAA, Maharashtra vide letter number SIA/MH/MIS/71259/2017 dated 29.08.2022 shall remain unchanged.	Duly Noted
1. Statutory Compliance		
S. No	EC Conditions	
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Duly Noted -All the construction is being executed in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	Duly Noted and being complied with
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.	NA
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	NA

For and 7/12

1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Duly Noted & complied PP has obtained CTE & CTO from MPCB and has submitted to EAC Attached as Annexure V & VI
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Duly Noted
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Duly Noted & complied
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Duly Noted & complied
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	Duly Noted
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Duly Noted
2. Air Quality Monitoring And Preservation		
S. No	EC Conditions	
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Duly Noted
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Duly Noted Attached as Annexure VII
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Duly Noted Attached as Annexure VIII
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made	Duly Noted Attached as Annexure IX

Annexure 2 LR

	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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Duly Noted and complied with
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Duly Noted and complied with
2.7	Wet jet shall be provided for grinding and stone cutting.	Duly Noted and complied with
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Duly Noted and complied with
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	Duly Noted and complied with
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Duly Noted
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Duly Noted and complied with Attached as Annexure IX
2.12	For indoor air quality the ventilation provisions as per National Building Code of India,	Duly Noted

20/04/2024

3. Water Quality Monitoring And Preservation		
S. No	EC Conditions	
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Duly Noted
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Duly Noted
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Duly Noted
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Duly Noted
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Duly Noted & will be complied with Check if it can be annexed
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Duly Noted & Complied
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Duly Noted & Complied
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	Duly Noted & being complied with
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Duly Noted & being complied with

Annexure 2 LP

3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Duly Noted & being complied with
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Duly Noted & being complied with
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Duly Noted & being complied with
3.13	All recharge should be limited to shallow aquifer.	Duly Noted
3.14	No ground water shall be used during construction phase of the project.	Duly Noted & being complied with
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Duly Noted
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Duly Noted
3.17	No sewage or untreated effluent water would be discharged through storm water drains.	Duly Noted
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change.	Duly Noted Attached as Annexure III

Amey 7/12

	Natural treatment systems shall be promoted.	
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Duly Noted Attached as Annexure III
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Duly Noted
4. Noise Monitoring And Prevention		Duly Noted
S. No	EC Conditions	
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Duly Noted Attached as Annexure X
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Duly Noted Attached as Annexure X
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Duly Noted
5. Energy Conservation Measures		
S. No	EC Conditions	
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Duly Noted
5.2	Outdoor and common area lighting shall be LED.	Duly Noted & being complied with
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall,	Duly Noted & being complied with

James ZLB

	window, and roof u-values shall be as per ECBC specifications.	
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Duly Noted & being complied with
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Duly Noted & being complied with
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Duly Noted & being complied with
6. Waste Management		
S. No	EC Conditions	
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Duly Noted
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Duly Noted
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Duly Noted & will be complied
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Duly Noted & complied
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Duly Noted
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with	Duly Noted

James 2/12

	necessary approvals of the State Pollution Control Board.	
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Duly Noted
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Duly Noted
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Duly Noted
6.10	Used 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.	Duly Noted
7. Green Cover		
S. No	EC Conditions	
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Duly Noted & complied with
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Duly Noted
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Duly Noted

Annex 7 LP

7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Duly Noted
8. Transport		
S. No	EC Conditions	
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.	Duly Noted & being complied with
8.2	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 be operated only during non-peak hours.	Duly Noted Attached as Annexure XI
9. Traffic management		
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Duly Noted & complied
10. Human Health Issues		
S. No	EC Conditions	
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area	Duly Noted & complied

Amal K. S.

	with dust pollution shall be provided with dust mask.	
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.	Duly Noted
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Duly Noted
10.4	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. The housing may be in the form of temporary structures to be removed after the completion of the project.	Duly Noted Attached as Annexure XII
10.5	Occupational health surveillance of the workers shall be done on a regular basis.	Duly Noted Attached as Annexure XIII
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.	Duly Noted Attached as Annexure XII & XIII
11. Miscellaneous		
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Duly Noted & complied
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Duly Noted & complied
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Duly Noted & complied
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Duly Noted
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental	Duly Noted Attached as Annexure XIV

Arundis 2/52

	policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholder's/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.	Duly Noted
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report	Duly Noted
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Duly Noted
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Duly Noted
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Duly Noted

Amol S. S.

11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Duly Noted
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	Duly Noted
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Duly Noted
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Duly Noted
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Duly Noted
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Duly Noted
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Duly Noted

Handwritten signature

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

**Interlocutory Application No. 243/2023
In
Misc. Application No.16/2023(WZ)
In
Appeal No.24/2023(WZ)**

Suhas Rao Rane

.....Applicant

Versus

MoEF&CC&Ors.

....Respondent(s)

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Appearance:

Applicant	:	Ms. Pooja Ghosh, Advocate
Respondent(s)	:	Mr. Rahul Garg, Advocate for R-1 & 6 Mr. Aniruddha Kulkarni, Advocate for R-2, R-3 & R-4 Mr. Sanjay Upadhyay, Senior Advocate along-with Mr. Saumitra Jaiswal, Ms. Tripti Sharma, Mr. Utkarsh Trivedi, Advocates for R-5 Mr. Rahul Kothari, Advocate along-with Ms. Tanvi Goenka Advocate i/b. M/s Khaitan & Co., for R-8

**Reserved on : 07.05.2024
Pronounced on : 16.05.2024**

ORDER

1. This Interlocutory Application (IA) 243/2023 has been filed by the Applicant/Appellant seeking condonation of delay of 150 days in moving Miscellaneous Application (MA) No. 16/2023 which seeks restoration of the Appeal No. 24/2023 by setting aside the order dated 13.07.2023, whereby Appeal No. 24/2023 was dismissed for default.

2. In the body of that Application, it is submitted that the Applicant was not duly informed of the date of hearing nor did he have any other means to know about the date of hearing for admission of the Appeal. The appellant was solely dependent upon his counsel engaged at that time. The Appellant/Applicant was not able to keep track of the cause list as he was occupied with his personal responsibilities. The Appellant/Applicant came to know about the dismissal of the earlier Appeal at a much later date as the same was not communicated to him. Upon gaining knowledge of the dismissal, he approached the Hon"ble Supreme Court in an appeal filed under Section 22 of National Green Tribunal Act, 2010 (hereinafter referred to as NGT Act) to seek restoration of the dismissed Appeal. On 24.11.2023, the Hon"ble Supreme Court was pleased to grant liberty to the Applicant to approach this Tribunal to seek restoration of the dismissed appeal. A copy of the order dated 24.11.2023 passed by the Hon"ble Apex Court which is attached as Annexure A2 at page 272 of the paper book.

3. The Respondent No. 5 Dr. FarrokhWadia, Designated Partner; Sagittarius Ecospaces LLP has filed an objection against the Interlocutory Application on 28.02.2024, wherein it is submitted by him that the Applicant is a serial litigator who has been filing cases against answering respondent with malafide intention. He has failed to clarify that he is a

bona fide litigant and qualified to be called an „aggrieved person“ under Section 18 of the NGT Act. The Appellant/Applicant is a resident of Mumbai while the project in question is located in the city of Pune and this is the 6th round of litigation being initiated by the Appellant/Applicant.

4. Further it is submitted by Respondent No. 5 in his objection, that the Appeal was preferred on 16.05.2023 by the Appellant/Applicant under Section 16 read with Section 18 of the NGT Act, against the Environmental Clearance (EC) dated 29.08.2022 issued by the Respondent No. 2 - State Environment Impact Assessment Authority, Maharashtra (SEIAA) to Respondent No. 5 for Residential Cum Commercial Project named Bellrue at FP No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Pune, which was prayed to be quashed. Therefore the present Application for restoration stands barred by limitation and the appeal which has been filed 260 days after the issuance of the given EC is also beyond the period of limitation under Section 16 of the NGT Act.

5. Further it is pointed out by Respondent No. 5 in his objection to the Interlocutory Application No 243/2023 that the present application for restoration of the Appeal along with the Application for condonation of delay is hopelessly time barred as per the provision of the NGT Act read with Rule 20(2) of the National Green Tribunal (Practices and Procedure) Rules, 2011. (hereinafter referred to as „NGT Rules“)

6. The said Appeal No. 24/2023(WZ), which was filed on 16.05.2023, was dismissed by this Tribunal on 13.07.2023 due to the non-appearance of the Appellant/Applicant or any of his representative, after providing sufficient opportunity for appearance. After the passing of that order, there was an opportunity for the Appellant/Applicant to file an

application for the restoration of the said Appeal within 30 days under NGT Rules, from the date of dismissal of an order (viz.thirty days from 13.07.2023, being 12.08.2023). However instead of doing so, the Appellant/Applicant, after the lapse of 30 days, approached the Hon“ble Supreme Court by filing Civil Appeal Number 6814/2023, **Suhas rao Rane Versus Ministry of Environment Forest and Climate Change &Ors**, on 09.10.2022, which is after a lapse of 58 days from the end of limitation for filing the application for restoration before this Hon“ble Tribunal. Thereafter, the Appellant/Applicant has now filed Miscellaneous Application No. 16/2023 for restoration of the Appeal Number 24/2023(WZ) on 11.12.2023 with the present I.A. No. 243/2023 for condonation of delay which is cited above. Therefore on both counts, the MA for restoration as well as the Appeal are hopelessly time-barred.

7. It is further mentioned by Respondent No. 5 that regarding the plea taken by the Appellant/Applicant that he was unable to keep track of the cause list as he was occupied with personal responsibilities, it is submitted that this is the 6th round of litigation initiated by the Applicant, therefore it cannot be believed that, he did not have knowledge of the date fixed for hearing and hence there is no sufficient cause for condonation of delay. No sufficient cause for non-appearance was shown by him for condonation of delay on the date when the matter was listed for hearing.

8. The Appellant/Applicant has also failed to provide clear date on which he became aware of the order of this Tribunal dated 13.07.2023 and has merely stated that, he became aware of it „much later“. The Appellant/Applicant in order to overcome the statutory bar, provided in Rule 20(2) of NGT Rules, approached the Hon“ble Supreme Court by filing Civil Appeal Number 6814/2023 as he had already crossed the period of

limitation of 30 days, as provided under Section 19(4) (g) & (h) of the NGT ACT read with Rule 20(2) of NGT Rules, for seeking restoration of Appeal and setting aside the order dated 13.07.2023 in Appeal Number 24/2023.

9. Further it is mentioned that the Appellant/Applicant had withdrawn his appeal before the Hon“ble Supreme Court and accordingly same was disposed with liberty to file an Application for restoration of Appeal before this Tribunal, which obviously needs to be decided in accordance with law. The Interim Application seeking condonation of delay is not maintainable as there is no provision in the NGT Act or NGT Rules for condonation of delay in an Application for restoration. It is a settled principle of law that no direction can be passed to any Statutory Tribunal to act outside the scope of its powers. This is so even when an order is passed under Article 142 as the law is settled that vesting of jurisdiction cannot violate a Statute. Regarding this, reliance is placed by the Learned Counsel for Respondent 5 on the Judgment of the Hon“ble Supreme Court in **Nidhi Kain Versus State of MP, (2017) 4 SCC 1** The Hon“ble Supreme Court in para 91 held that;

“In terms of the judgments in the Supreme Court Bar Assn case, with which we express our unequivocal concurrence, it is not possible to accept that the words „complete justice“ used in Article 142 of the Constitution would include the power to disregard even statutory provisions...”

Besides, some other rulings have also been relied upon and based on that, it is prayed that this Appeal along with the delay condonation Application should be dismissed at the very threshold.

10. From the side of the Applicant/Appellant, rejoinder affidavit dated 26.03.2024 has been filed, which is annexed at pages 331 to 341 of the paper book, wherein it is submitted that a bare reading of Section 19 of

the NGT Act provides the procedure of the Tribunal which would be guided by the principles of natural justice. Reliance is placed on the decision of Hon“ble Supreme Court of India in **Sangram Singh versus Election Tribunal, Cota (AIR 1955 SC 425)** wherein it is laid down

“Our laws of procedure are grounded on a Principle of Natural Justice which requires that men should not be condemned unheard, that decisions should not be reached behind their backs.....”

11. It is further submitted that the Appeal had been dismissed at the stage of the admission in the absence of the Appellant/Applicant which has affected his cause adversely. The communication of the dismissal order was not available to the Appellant/Applicant nor was the same communicated to the Applicant/Appellant. Non-appearance of his previous counsel on the said date resulted in the issuance of the dismissal order unheard. No information of the said order was issued to the Applicant/Appellant. Due to this reason,when he gained knowledge of the same in the month of September 2023, he approached the Hon“ble Supreme Court to get the same rectified. The dates of important events are shown in the table below. “

10.10.2023	Civil appeal filed by this Applicant before the Supreme Court of India (Diary no. 41883/2023)
18.10.2023	Adjournment sought by the Applicant"s Counsel
20.10.2023	The Civil Appeal No. 6814 of 2023 was listed on this date
24.11.2023	Order by the Hon“ble Supreme Court of India in the Civil Appeal no. 6814 of 2023.

”

12. Before The Hon^{ble} Supreme Court, the Appellant/Applicant withdrew his Appeal which was filed under Section 22 of the NGT Act, and he was granted liberty to move an application for restoration of the order of dismissal in default. All these events took some time, hence the delay occurred in approaching this Tribunal. It is further mentioned that there was only one communication of a link to join the Webex meeting received from the NGT Bench on 12.07.2023, (Copy annexed as annexure 1). However due to the applicant being preoccupied with his personal responsibilities, he could not appear either himself or through any Advocate.

13. With respect to the clarification regarding personal difficulty, The Applicant has submitted a copy of the Unique Disability ID, attached as Annexure 2, which pertains to his sister, wherein she is shown to be suffering from 75% disability.

14. The Learned Counsel for Respondent No. 5 Mr. Sanjay Upadhyay, vehemently opposed the documentary evidence presented by the Appellant/Applicant, and argued that this document could not be considered in evidence since there was no certificate issued confirming the disability of the Applicant's sister. We do not agree with the Learned Counsel as such ID is issued only after Chief Medical Officer's (CMO's) Certificate.

15. Further it is mentioned in this rejoinder that, this Tribunal has inherent power to restore the Appeal, because in the case of **Nilesh Suresh Chavan Versus State of Maharashtra and ors**, wherein order was delivered on 21.09.2023 holding that the power was vested with the Tribunal of a Civil Court as provided in Civil Procedure Code, hence there was inherent jurisdiction, as provided under Section 151 of CPC, vested

in this Tribunal also and on that basis 75 days delay in presenting the application was condoned and that the sub-ordinate legislation which prescribes a time period of 30 days as per Rule 20(2) of NGT Rules vests discretion in this Tribunal to condone the delay beyond the prescribed period. It is also submitted that the period of 30 days time limit for moving restoration application is only directory rather than mandatory as held by this Tribunal in the above-mentioned case.

16. Some other grounds have also been raised by the Appellant/Applicant, in view of the objection raised by the Learned Counsel for Respondent No. 5 pertaining to Applicant not being covered in the category of the „aggrieved person“, but we do not find that to be proper to be taken up at this stage because we are solely dealing with delay condonation Application.

17. From the side of Respondent No. 8 reply affidavit is shown to have been filed, wherein it is recorded in this affidavit that it is filed on behalf of Witwicky One Pvt limited which has been wrongly mentioned by Applicant/Appellant as “Brookfields Properties Pvt Ltd”. In this affidavit, also condonation delay application is prayed to be rejected, mentioning that restoration application could have been moved within 30 days from the date of the dismissal order.

18. From the side of the Applicant reliance was placed upon the Judgement of this Tribunal in the case of [Misc. Application No. 09/2023(WZ) I. A. No. 160/2023(WZ) & I.A. No. 171/2023(WZ) in Original Application No. 78/2020 (WZ) (disposed of on 06.04.2023)] **Nilesh Suresh Chavan Versus State of Maharashtra and ors**, wherein attention is drawn to the following paragraphs –

“6. In rebuttal, the learned Counsel for applicants has argued that the provision under Section 19(1)(4)(h) provides that this Tribunal, for the purposes of discharging its functions under this Act, shall have the some powers as are vested in Civil Court under the CPC, while trying a suit, in respect of the matters- “setting aside any order of dismissal or any application for default or any order passed by it ex parte” the principles of natural justice are required to be followed.

7. In the light of the above provision, it is argued by the learned Counsel for applicants that this provision specifies that in case of disposal of an application seeking setting aside an ex-parte order, the provisions of CPC would be applicable and that CPC also provides inherent jurisdiction under Section 151 of the CPC, where there is no time limit prescribed to move an application seeking setting aside of an ex-parte order, if it is found to be justified in the estimation of this Tribunal.

8. After having heard the arguments of both the learned Counsel for parties, we are of the view that the Judgment, which has been relied upon by the learned Counsel for the respondent No. 1 in the case of SrideviDatla vs. Union of India &Ors. (supra), deals with the provision of Section 16 of the National Green Tribunal Act, 2010 where-under the provision is provided for filling an appeal, which would not be applicable in the present case because in the present case, only an order, which is passed ex-parte, is prayed to be set aside, for which there is specific provision made under Section 19(1) and 19 (4) (h) of the National Green Tribunal Act, 2010.

9. We are inclined to accept the argument made by the learned Counsel for applicant and take into consideration the fact that this Tribunal had not directed to issue any Notice to the respondents/applicants herein and without ensuring the service upon these respondents, this Tribunal had proceeded to decide the Original Application No. 78/2020. Therefore the delay, which has occurred, seems to be condonable, particularly, in view of the fact that earlier a review application was filed, which also consumed much time, which was allowed to be withdrawn.”

19. Thereafter learned Counsel for the Applicant placed reliance on (M.A. No.49 of 2013 In Application No. 26 of 2012) **Goa Foundation Anr versus Union of India Ors on 18.07.2013** but no specific paragraph of the same was cited during arguments hence we are not able to appreciate in what particular way this ruling is going to help the applicant in the present matter.

20. Thereafter learned Counsel for the Appellant/Applicant mainly placed reliance upon the Judgment and order of National Green Tribunal, dated 04.05.2016 passed in [Review Application No. 02 of 2016 and Miscellaneous Application No. 63 of 2016 In Appeal No. 58 of 2015 and Appeal No. 20 of 2016 and Miscellaneous Application No. 266 of 2016] **Khatema Fibres Versus Uttarakhand Environment and Pollution Control Board and 5 ors** wherein attention is drawn to paragraphs 7, 8 which are as follows –

“7. In contravention to the language of Sections 14 and 16 of the NGT Act, the language of Rule 22(1) of the Rules of 2011 does not put any restrictions on the outer limit of period whereupon the Tribunal would lose its jurisdiction to condone the delay. From the language of the provisions and the above stated principles it would emerge that Section 14 and 16 are mandatory while that of Rule 22(1) is directory. Reference can be usefully made at this stage to the factors which have to be considered while deciding whether the time limit provided in the Act is directory or mandatory which are provided in the Act is directory or mandatory which are provided in interpretation of statutes by P.M Bakshi 2013 at Page 468 as follows:

“The under mentioned factors have to be considered in deciding whether the time limit provided in the Act is directory or mandatory:-

1. The general scheme of the Act and the context of the other provisions.

2. Whether the time limited is insisted upon as a protection for safeguarding the right of property of a person.

3. Whether the statute relates to performance of a public duty by a public officer.

4. Whether serious general inconvenience or injustice to persons who have no control over those entrusted with the duty would arise if the provision is held mandatory and not directory.

5. Whether such a decision would not promote the main object of the legislature.

6. Where the statute itself expressly provides for the result of non compliance with the statutory provision, what can reasonably be held to be the intent of the Legislature.”

8. The distinction in language of Rule 22(1) of the Rules of 2011 and Sections 14 and 16 of the NGT Act is clear and unambiguous and has to be given its appropriate meaning. Once there is clear linguistical distinction between the above mentioned provisions it will not be proper for the Tribunal to give interpretation to these distinct provisions on the touchstone of same principles. In the case of Kaushlya Rani v. Gopal Singh (AIR 1964 SC 260) the Supreme Court while laying emphasis on the fact that if the special or local law expressly excludes the applicability of Section 5, it would stand displaced but if the language necessarily does not specify exclusion

or by necessary implication then it will not be possible to displace the application of Section 5 of the Limitation Act. The Supreme Court was dealing with Sub Section 4 of Section 417 of the Code of Criminal Procedure, 1898 and held that the language does not suggest exclusion, much less an express exclusion of Section 5 of the Limitation Act. When in the normal course of events the language of the Section does not create a legal impediment in applying the provisions of Section 5 of the Limitation Act, then in law it will not be permissible to infer exclusion of Section 5 of the Limitation Act and when the provision of Section 5 becomes applicable to Rule 22 (1) of the Rules of 2011 then the Tribunal would have the Jurisdiction to condone the delay beyond the prescribed period of limitation of 30 days.

”

21. Based on the above, the main argument of the learned Counsel for the Applicant is that, NGT in **Khatema Firbres** case (supra), held that Rule 22(1) of the NGT Rules is not mandatory but directory and should not be taken in the literal sense by interpreting that only 30 days period from the date of dismissal, would be there within which to file restoration. In fact, the Tribunal has expressed view that the provision of Section 151 of the CPC may be invoked and even if there is delay beyond 30 days, the same may be treated to be condonable.

22. The above argument was rebutted by the learned Counsel Mr. Sanjay Upadhyay for respondent No. 5, by saying that the Judgment of this Tribunal in the case of **Khatema Firbres** Case (supra) is not applicable in the case in hand, in view of subsequent view of the Hon“ble Supreme Court expressed in a different matter which would be cited by us at appropriate stage.

23. From the side of Respondent No.5, a note has been submitted through email dated 07.05.2024 in order to summarize their stand in the case in hand point-wise, wherein he has given an account of delay, which has been committed by the Applicant/Appellant in this case, the details of which are quoted herein below in tabular form from the said note;

S.No.	Event	Date	Duration (days)
1	Order dismissing the Appeal no 24/2023 due to default ("Dismissal Order"	13 July 2023	-
2.	30 (Thirty) days from Dismissal Order	12 August 2023	30
3.	Appellant"s appeal before the Supreme Court (Civil Appeal No. 6814 of 2023)	10 October 2023	59
4.	Order by the Supreme Court in the above Civil Appeal ("Supreme Court Order")	24 November 2023	45
5.	Miscellaneous Application filed by the Appellant for restoration of the Appeal	11 December 2023	17
6.	Interim Application seeking condonation of delay filed by the Appellant	14 December 2023	3

7.	Total time taken by the Appellant to file application for restoration		151
8.	Total time taken by the Appellant to file application for restoration along with application for condonation of delay		154

24. Thereafter learned Counsel for Respondent No. 5 has taken us through 30 case laws, which have been cited in support of his arguments, all of which are not being mentioned by us for the sake of brevity but the main emphasis that was laid was upon the Judgment of Hon“ble Supreme Court delivered, in Civil Appeal No 5784 of 2022, **My Palace mutually aided cooperative society versus B. Mahesh &ors**, wherein following was held, which is annexed at Annexure R 27. For the sake of convenience relevant paragraph of the said judgment is quoted hereunder;

“28. Section 151 of the CPC can only be applicable if there is no alternate remedy available in accordance with the existing provisions of law. Such inherent power cannot override statutory prohibitions or create remedies which are not contemplated under the Code. Section 151 cannot be invoked as an alternative to filing fresh suits, appeals, revisions, or reviews. A party cannot find solace in Section 151 to allege and rectify historic wrongs andbypass procedural safeguards inbuilt in the CPC.”

25. It is absolutely clear that this Judgment in **My Palace mutually aided cooperative society versus B. Mahesh & ors** (supra) is of subsequent date, i.e. after the judgment was pronounced by this Tribunal

on 04.05.2016, wherein the Hon“ble Supreme Court has very clearly laid down that the provision of Section 151 CPC cannot be invoked to override the statutory provision. Hence, in the case in hand, Statute provides a strict 30 days limitation period within which the restoration application is required to be filed, therefore that period cannot be allowed to be overridden under the garb of using power under section 151 CPC as is being prayed by the learned Counsel for the Appellant/Applicant.

26. We are also of the view that for revocation of dismissal order even within 30 days of its having been moved, sufficient reason is required to be shown for the non-appearance of the Appellant/Applicant. In the case in hand the sole ground which is said to be there is that, the sister of the Appellant/Applicant was suffering from disability and because of that Appellant/Applicant could not pay attention to the case in hand and could not contact his counsel within the time. It does not appear to be good enough ground for us to treat the same to be reasonable to condone the delay, because anyone could have appeared from the side, of the appellant/applicant seeking restoration within 30 days and it is very common practice that in such cases of dismissal in default, the courts liberally grant restoration. There would be no reason for us not to do same. But we failed to understand as to why the appellant/applicant did not appear before us, instead he went to the Hon“ble Supreme Court and that too after considerable long delay. Even the Hon“ble Supreme Court has not given any direction to this Tribunal to give an exemption from the limitation period. Therefore we find ourselves incompetent to grant exemption beyond the 30-day time period. Accordingly, we reject this Application for delay condonation. Consequently Misc. Application 16/2023 also stands rejected and the appeal stands dismissed as being time-barred.

27. No order as to costs.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

May 16, 2024
Interlocutory Application No. 243/2023
Misc. Application No.16/2023(WZ) In
Appeal No.24/2023(WZ)
PJB



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 3867
Date : 09/11/2023

(YER/0008/18)

To,
Dinesh V. Chandratre Architect,
Kothrud, Pune.

Sub:-Final Fire NOC for the Building at Final Plot No. 3/3+70/11/A,Pune Nagar Road,
Yerwada, Pune. (For Type A -Tower-I only)

(For Building Height -85.45 Mtrs. & Total Built up Area Building-16588.03 Sq.Mtrs. only)

Ref :- i) Your Office letter Dt. 04.09.2023.

ii) Revised Provisional Fire Noe No. FB/509, Dt.29.07.2020.

iii) Building Control Department,PMC No.CC/0395/23,Dt.19.05.2023.

Sir,

As per your request, the representative of this Fire Department has visited the proposed site along with Mr. Prasad Gurav on Dt. 04.11.2023 and tested the Hydrant system, Hose Reel system with equipments and portable fire extinguishers suggested in Provisional Fire Noc No. FB/509, Dt.29.07.2020 issued by Fire Department.

The suggestions for fire protection arrangements as mentioned in the Provisional Fire N.O.C. are made by M/s. Sobha Projects & Trade Pvt. Ltd, Bangalore "FORM A" to that effect is submitted to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006. Fire & Emergency Service fee challan No.21887, Dt.08.11.2023, Rs.12,600/- & Annual fee is paid by challan No.21880, Dt.08.11.2023, Rs.33,150/-.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be your responsibility to get the yearly renewal of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services. The list of the license contractor is available on www.maharashtrafireservices.org.

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

This Final No objection is subjected to any other conditions laid by any other department.

Scrutiny by

(Ramesh B. Gangad)
Asst. Divisional Officer
Pune Municipal Corporation

(Devendra Potphode)
Chief Fire Officer

Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.), PMC



Office of the Chief Fire Officer
Pune Municipal Corporation
Out W.No : FB/ 5950
Date : 29/03/2023

(YER/0008/2018)

To,
Dinesh Chandratre Architect,
Kothrud, Pune.

Sub:- Final Fire NOC for the Building at Final Plot No.3, Plot No. 3+Final Plot No. 70/11, plot No.-A, Pune Nagar Road, Yerwada,Pune. (For Tower -A only)
(For Building Height- 77.10 Mtrs.& Total Built up Area-69631.86 Sq.Mtrs.only)

Ref :- i) Your Office letter Dt. 15.03.2023.

ii) Revised Provisional Fire Noc No. FB/509, Dt.29.06.2020.

iii) Building Control Department, PMC No. CC/1672/22,Dt.03.10.2022.

Sir,

As per your request, the representative of this Fire Department has visited the proposed site along with Mr.Nitin Rangankar on Dt. 28.03.2023 and tested the Hydrant system, Hose Reel system with equipments and portable fire extinguishers suggested in Revised Provisional Fire Noc No. FB/509, Dt.29.06.2020 issued by Fire Department.

The suggestions for fire protection arrangements as mentioned in the Revised Provisional Fire N.O.C. are made by M/s. Om Sai Hi-Tech Fire Safety Pvt. Ltd, Mumbai & M/s.Vijay Transtech Pvt. Ltd., Andheri **"FORM A"** to that effect is submitted to this office for the fire prevention, protection & fire fighting system installed in the above said building as per The Maharashtra Fire Prevention & Life Safety Measures Act 2006.

The fire fighting equipments and systems installed in the building should be maintained in high efficiency state and in proper working order at all time during the use of the building by owner or occupier. It will be your responsibility to get the yearly renewal of this Fire NOC after due inspection from the Fire Brigade authorities. The maintenance work of the fire fighting system shall be done by the licensed contractor, having license from Director, Maharashtra Fire services or Chief Fire Officer, Pune Fire Brigade. The list of the license contractor is available on [/www.maharashtrafireservices.org](http://www.maharashtrafireservices.org).

Name of the person, owner, responsible for the building maintenance should be informed to this office. Fire protection system provided in the building should not be removed from the building for any reason.

This Final No objection is subjected to any other conditions laid by any other department.

Scrutiny by

(Ramesh B. Gangad)

Asst. Divisional Officer
Pune Municipal Corporation

(Devendra Potphode)

Chief Fire Officer
Pune Municipal Corporation

Copy to : Dy. Engineer (B.C.), PMC

Tele: 23010231/5215

Directorate of Ops (ATS)
Air Headquarters
Vayu Bhawan, Rafi Marg
New Delhi -110106

Air HQ/S 17726/4/1/ATS (Ty BM-MMCMLXIX)

16 December 2019

✓ **Mr. Farrokh Framji Wadia**
8, Nagar Road
Village – Yerwada, Taluka – Haveli,
Pune – 411006, Maharastra

NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application on the subject.
2. The application has been examined within **provisions mentioned under section 5(2) of Gazette of India GSR 751 (E) read in conjunction with sub section (1) clause (o) & clause (r) of sub section 2 of section 5 read with section 9 A of Aircraft Act 1934, Works of Defence Act 1903** and other relevant orders on the subject. Air HQ has no objection for construction of building **with a reduced height of 90.128 M AGL or 637.128 M AMSL** at Phase – 1A, FP No. 3/3, TPS-1, Village – Yerwada, Taluka – Haveli, District – Pune (Maharastra) **subject to following conditions:**
 - (a) The NOC is for construction of buildings and cannot be used as document for any other purpose/claim whatsoever including ownership of land.
 - (b) The applicant is responsible to obtain NOC/all statutory clearances from the concerned authorities including approval of building plans. Clearance shall also be obtained separately from any other defence establishment in the vicinity of proposed construction.
 - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structures. If however at any stage it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
 - (d) The issue of the NOC is further subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.
 - (e) Vertical extent (highest point) of the building proposed at coordinates mentioned overleaf **shall not exceed 90.128 M AGL or 637.128 M AMSL whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.**

Pillar No.	Latitude	Longitude	Site Elevation
1	18° 32' 47.10" N	73° 53' 50.20" E	543 M AMSL
2	18° 32' 47.80" N	73° 53' 46.40" E	544 M AMSL
3	18° 32' 51.40" N	73° 53' 46.60" E	545 M AMSL
4	18° 32' 53.80" N	73° 53' 46.40" E	546 M AMSL
5	18° 32' 53.80" N	73° 53' 49.30" E	546 M AMSL
6	18° 32' 55.20" N	73° 53' 49.30" E	547 M AMSL
7	18° 32' 55.20" N	73° 53' 51.20" E	547 M AMSL
8	18° 32' 52.30" N	73° 53' 51.00" E	546 M AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

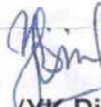
(g) A proper garbage disposal system in accordance with the provisions of Solid Waste Management Rules, 2016 / Gazette Notification SO 1357(E) (Para 4) or Environment (Protection) Act, 1986 including amendments shall be adhered to by the applicant for the purpose of avoiding bird activity.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

(j) The commencement and completion of construction including installation of obstruction lights shall be intimated to AOC, AF Station Pune and CATCO, HQ SWAC IAF, Vayu Shakti Nagar, Chiloda, Gandhinagar-382042, Gujarat. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid for five years from the date of its issue. If the buildings are not constructed and completed within this period, the applicant shall be required to obtain a fresh/extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

Yours sincerely

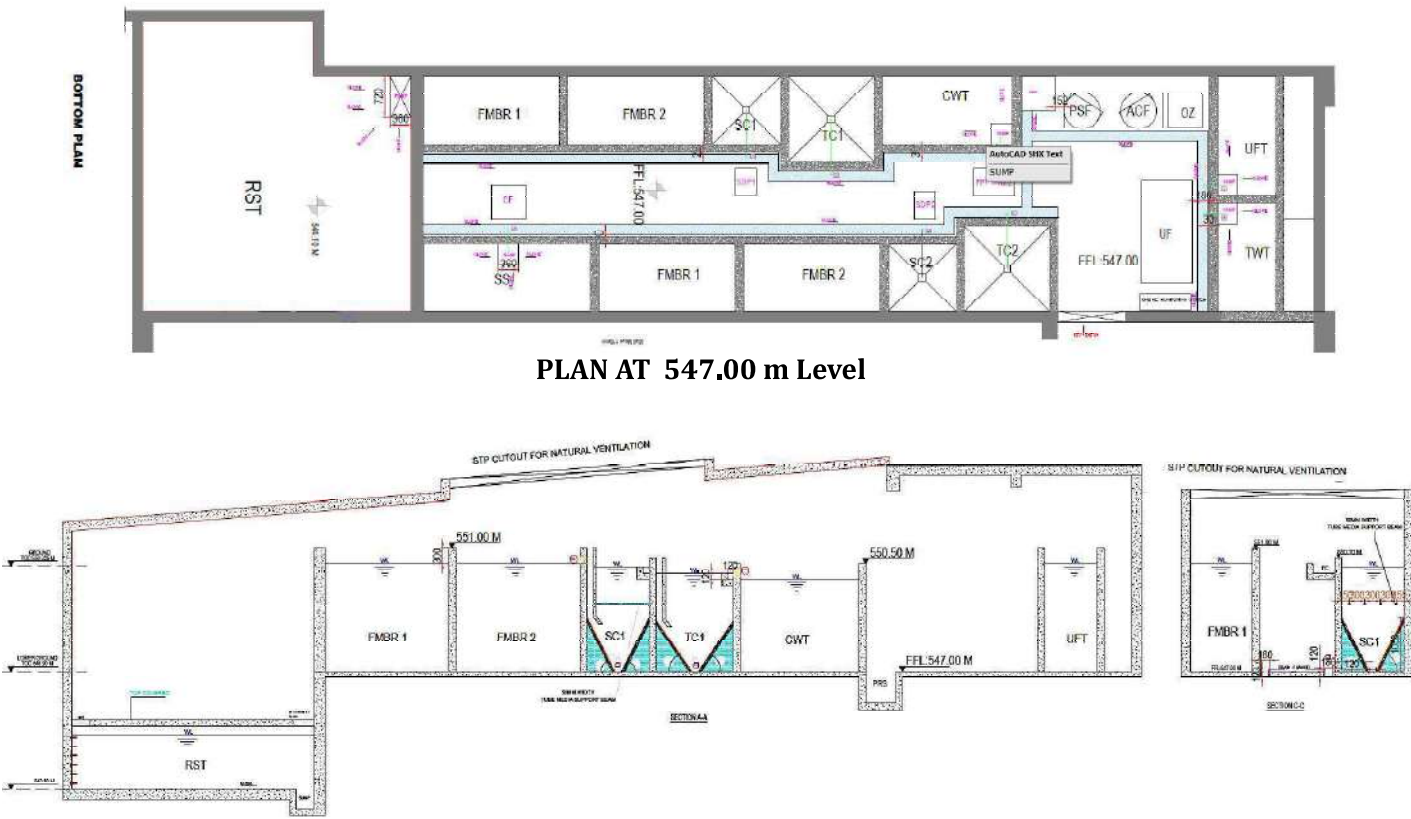


(YK Dixit)

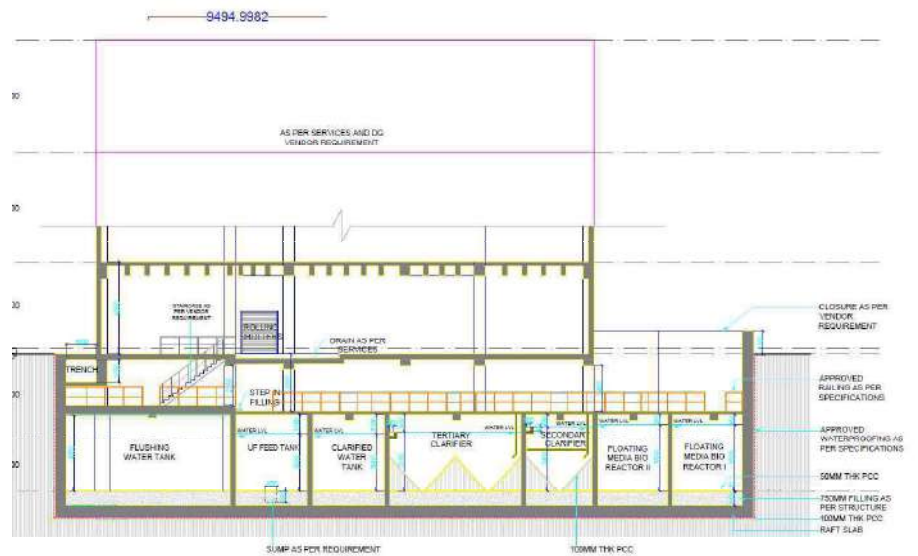
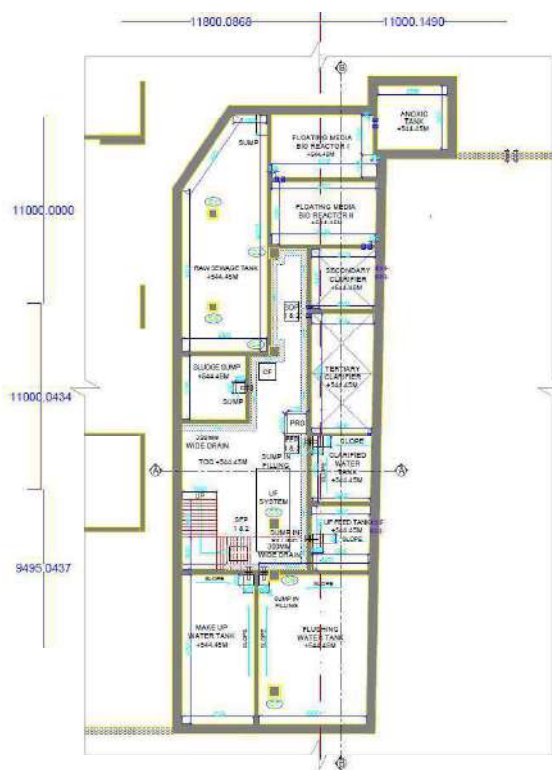
Group Captain

Group Captain Operations ATS

STP_RESIDENTIAL TOWER 1,2,3-220 KLD



COMMERCIAL TOWER TYPE D_STP_380 KLD



SECTION B - B

STP PLAN AT +544.45M LVL



TEST REPORT

Report No:	EFEL/2025/03/506	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	26/03/2025	Sampling duration	--
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Jar water	Sampling Procedure	APHA 1060
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	Sample Quantity	2 Ltr

Results

Sr. No.	Parameter4	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.35	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023
2	Total Dissolved Solids TDS	66.2	mg/L	<500	IS 3025 (Part 16): 2023
3	Total Hardness (as CaCO ₃)	29.2	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	11.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	7.31	mg/L	<200	APHA 4500 SO4 ²⁻ , E, 24 th Ed. 2023
6	Nitrate(as NO ₃)	0.36	mg/L	<45	APHA 4500 NO ₃ – B, 24 th Ed. 2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500-F- D, 24 th Ed. 2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	IS 3025 (Part-26) Reaff 2019
9	Chloride (as Cl)	20.8	mg/L	<250	IS 3025 (Part 32)
10	Calcium (as Ca)	5.3	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	2.2	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24 th Ed. 2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

**TEST REPORT**

Report No:	EFEL/2025/03/507	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Water	Sample Description	Domestic Water
Date of Sampling	26/03/2025	Sampling duration	--
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	--	Sampling Procedure	APHA 1060
Sampling done by	EFEL	Sample Quantity	2 Ltr

Results

Sr. No.	Parameter4	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.55	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023
2	Total Dissolved Solids TDS	161.0	mg/L	<500	IS 3025 (Part 16): 2023
3	Total Hardness (as CaCO ₃)	62.2	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	25.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	13.1	mg/L	<200	APHA 4500 SO42-,E,24th Ed.2023
6	Nitrate(as NO ₃)	0.75	mg/L	<45	APHA 4500 NO3 – B ,24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500-F- D, 24th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	IS 3025 (Part-26) Reaff 2019
9	Chloride (as Cl)	48.6	mg/L	<250	IS 3025 (Part 32)
10	Calcium (as Ca)	16.3	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	6.8	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24th Ed. 2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/508	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	26/03/2025	Sampling Time	15:25 PM
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Garden	Sampling Procedure	—
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	Sample Quantity	01 kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand, Silt, Clay		Manual Of Soil Testing
2	pH at 25°C	7.51	--	IS 2720(Part 26) 1987
3	EC at 25°C	1341	µS/cm	IS 14767 : 2000
4	Moisture Content	13.6	%	Manual Of Soil Testing
5	Organic Matter	2.9	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	31.4	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	20.1	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	10.2	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	269.3	mg/Kg	Manual Of Soil Testing
10	Water Holding	41.6	%	Manual Of Soil Testing
11	Calcium as (Ca)	31.7	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	17.3	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.21	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	29.4	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.15	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	6.88	mg/Kg	Manual Of Soil Testing



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

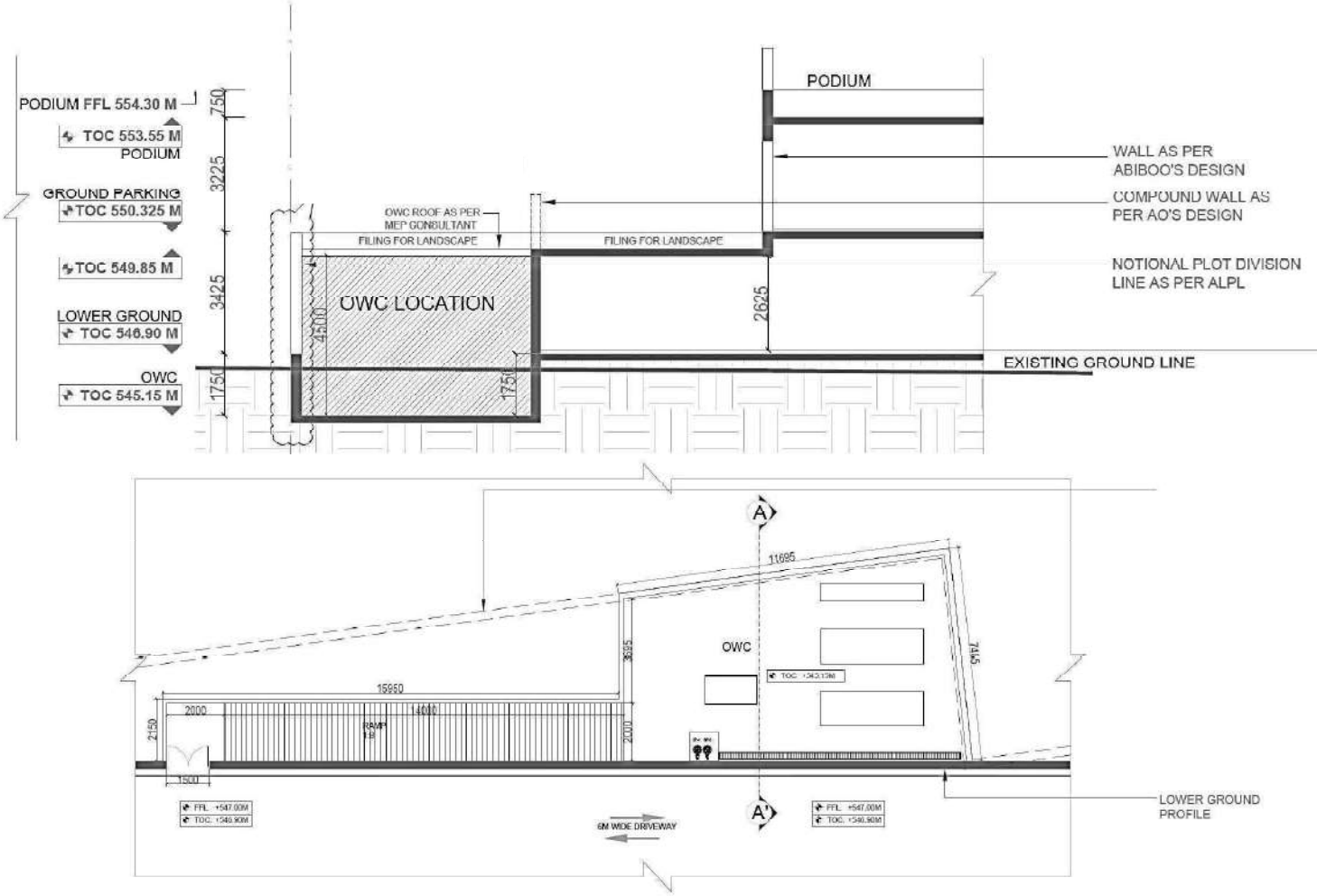
Page 01 of 01

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

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

TOR POINT 13: OWC LOCATION PLAN



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000183591/CE/2401001609

Date: 14/01/2024

To,
Sagitarus Ecospaces LLP.,
'Bellrue', FP. No. 3/3 & FP No. 70/11,
Nagar Road, Yeravada,
Tal. Haveli, Dist. Pune - 411006.



Your Service is Our Duty

Sub: Grant of Consent to Establish with Expansion for Residential & Commercial building project under Red/LSI Category.

- Ref:**
1. Environmental Clearance for proposed Residential & Commercial project 'Bellrue' accorded vide letter SEIAA-EC-0000000653 dtd. 01/02/2019.
 2. Consent to Establish for proposed Residential & Commercial project 'Bellrue' accorded by the Board vide letter No. Format1.0/CAC-CELL/UAN No. 0000067406/CE-1911000125 dtd. 02/11/2019.
 3. Environmental Clearance for Residential & Commercial project 'Bellrue' accorded vide letter SIA/MH/MIS/71259/2017 dtd. 29/08/2022.
 4. Minutes of Consent Appraisal Committee meeting held on 27/12/2023.

Your application NO. MPCB-CONSENT-0000183591

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

1. **The Consent to Establish for Expansion is granted for a period up to Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.25.14 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for Expansion is valid for Residential & Commercial building project named as Sagitarus Ecospaces LLP 'Bellrue', FP. No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Tal. Haveli, Dist. Pune - 411006 on Total Plot Area of 25,981.47 SqMtrs for Total Construction BUA of 5,96,571 SqMtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 01/02/2019	238932.48	207283.85
2	C to E- dtd. 02/11/2019	238932.48	596571.63
3	EC for Exp- dtd. 29/08/2022	264913.95	276379.82

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	Nil	Nil

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	892	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 400 kVA	01	As per Schedule -II
S-2	DG Set of 500 kVA	01	As per Schedule -II
S-3 to S-4	DG Sets of 630 kVA	02	As per Schedule -II
S-5 to S-13	DG Sets of 2500 kVA x 09	09	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	2465 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non- Biodegradable Waste	3967 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	130 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	500	Ltr/A	Recycle	Handed over to Auth. reprocessor.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall submit BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.
15. The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto. As per Para 2 of EIA notification dated- 14.09.2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated- 19/08/2010, fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) & acquisition of land not be treated as an effective step.



Dr. Avinash

262f5cd0
f3614fa4
7df3d2a9
41359a66
6a8b9952
e9f51584
ccfd27cf
900a9b6f

Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-14 11:20:42 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-21936	10/10/2023	NEFT

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 **1905 CMD for treatment of domestic effluent of 892 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 sewage 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/ or connected to local body sewer line with water metering system.
- 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	1902.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 400 kVA	Acoustic Enclosure	4.00	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day
S-2	DG Set of 500 kVA	Acoustic Enclosure	4.50	HSD 125 Ltr/Hr	1	SO ₂	60 Kg/Day
S-3 to S-4	DG Sets of 630 kVA X 02	Acoustic Enclosure	5.02	HSD 350 Ltr/Hr	1	SO ₂	168 Kg/Day
S-5 TO S-13	DG Sets of 2500 kVA x 09	Acoustic Enclosure	10.00	HSD 2250 Ltr/Hr	1	SO ₂	1080 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	Rs. 25 Lacs	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000183420/CO/2401001608

Date: 14/01/2024

To,
Sagitarus Ecospaces LLP.,
'Bellrue', FP. No. 3/3 & FP No. 70/11,
Nagar Road, Yeravada,
Tal. Haveli, Dist. Pune - 411006.



Your Service is Our Duty

Sub: Grant of 1st Consent to Operate (Part-II) for Residential & Commercial building project under Red/LSI Category.

- Ref:**
1. Environmental Clearance for proposed Residential & Commercial project 'Bellrue' accorded vide letter SEIAA-EC-0000000653 dtd. 01/02/2019.
 2. Consent to Establish for proposed Residential & Commercial project 'Bellrue' accorded by the Board vide letter No. Format1.0/CAC-CELL/UAN No. 0000067406/CE-1911000125 dtd. 02/11/2019.
 3. Environmental Clearance for Residential & Commercial project 'Bellrue' accorded vide letter SIA/MH/MIS/71259/2017 dtd. 29/08/2022.
 4. Minutes of Consent Appraisal Committee meeting held on 27/12/2023.

Your application NO. MPCB-CONSENT-0000183420

For: Grant of 1st Consent to Operate (Part-II) 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. **1st Consent to Operate (Part-II) is granted up to 31/12/2024.**
2. **The capital investment of the project is Rs.241.7241 Cr. (As per C.A Certificate submitted by industry).**
3. **The 1st Consent to Operate (Part-II) is valid for Residential & Commercial building project named as Sagitarus Ecospaces LLP 'Bellrue', FP. No. 3/3 & FP No. 70/11, Nagar Road, Yeravada, Tal. Haveli, Dist. Pune - 411006 on Total Plot Area of 9,168 SqMtrs out of TPA of 2,64,913.95 SqMtrs for Construction BUA of 40,349.11 SqMtrs out of Total Construction BUA of 2,76,379.82 SqMtrs as per EC granted dated 29/08/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 01/02/2019	238932.48	207283.85
2	C to E- dtd. 02/11/2019	238932.48	596571.63
3	EC for Exp- dtd. 29/08/2022	264913.95	276379.82

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	Nil	Nil

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	87	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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-2	DG Sets of 1010 kVA x 02	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	260 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non- Biodegradable Waste	390 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	06 Kg/Day	Drying	Used as Manure.

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	75	Ltr/A	Recycle	Handed over to Auth. reprocessor.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.

14. PP shall extend the existing BG of Rs. 25 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.



Avinash

07522044
3b3d3ff4
18317b51
fd2430ac
31b991d2
dc966b62
c2183c72
0c9017fc

Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-14 11:17:15 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	483448.00	MPCB-DR-21935	10/10/2023	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 **154 CMD for treatment of domestic effluent of 87 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 sewage 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/ or connected to local body sewer line with water metering system.
- 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	161.00
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.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-2	DG Sets of 1010 kVA x 02	Acoustic Enclosure	6.50	HSD 500 Ltr/Hr	1	SO ₂	240 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	1st Consent to Operate (Part-II)	Rs. 25 Lacs	Extension of existing BG	Towards O & M of Pollution Control Systems and Compliance of Consent conditions.	Monthly	30/06/2025

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

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

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

EMP - CONSTRUCTION PHASE

Potential Impacts	Mitigation Measures	EMP Implementing Responsibility	EMP Implementation period	Estimated Costs
Dust Emission from construction activities, Emission from Transportation of material	<ul style="list-style-type: none">Water sprinkling for dust SuppressionWet green cloth/wet jute sheet Wrapping around the building to reduce air bourne dust generationExcavation activities will be avoided on windy days to reduce dust emissions.Barricading to plot boundary. Use of Ready Mix concretePUC certification of transportation vehicles. Vehicle carrying construction material will be covered with tarpaulin sheets	<ul style="list-style-type: none">Contractor , Project Manager, Project Proponent , Environmental Managemen t Cell	<ul style="list-style-type: none">Daily till end of constructi on activity	Approx. cost for dust suppression measures = Rs. 15,00,000/- per year Barricading GI Corrugated Sheets (Rs. 120/sq. feet)
Increase in noise generation	<ul style="list-style-type: none">All noise generating equipment shall be housed on plinths with rubber base to reduce vibrations.Site barricading, Ear plugs and Ear muffs for Workers who are working in high noise areaNo excavation/foundation activities during night timeVehicle owners is been advised to maintain their equipment's to reduce the noise generation	<ul style="list-style-type: none">Contractor /Security Guards (Watchme n's), Project Manager,	<ul style="list-style-type: none">Daily till end of constructi on activity	Cost of PPE (Helmets, Safety Shoes, Ear plugs and Ear muffs, Safety Belt, Goggles, Hand Gloves etc.) = Rs. 10,00,000/-
Construction waste generation	<ul style="list-style-type: none">Waste will be segregated in separate areas with proper demarcations.Steel and other recyclable waste shall be sold to scrap dealers.Construction debris will be utilised at site for road making, filling at site etc. The excess debris will be disposed at authorised site as per direction of Planning Authority.	<ul style="list-style-type: none">Contractor , Project Manager, Project Proponent , EMC	<ul style="list-style-type: none">Till end of constructi on activity	<ul style="list-style-type: none">Collection and disposal of solid waste & Site maintenance activity: Rs. 6,00,000/-Per year
Solid Waste Generation	<ul style="list-style-type: none">The Solid waste generation: 157.5 Kg/daySegregation of waste at source. Waste generated will be handed over to Authorized vendor.Periodic site cleaning activitiesTyre cleaning and Vehicle maintenance	<ul style="list-style-type: none">Contractor , Project Proponent , EMC	<ul style="list-style-type: none">Daily till end of constructi on activity	

EMP – CONSTRUCTION PHASE

Potential Impacts	Mitigation Measures	EMP Implementing Responsibility	EMP Implementation period	Estimated Costs
Waste water generation	<ul style="list-style-type: none"> Adequate sanitation facility (25 Toilets, Septic tanks with soak pits) will be provided for all labours. Wastewater generated is treated in septic tank. 	Contractor, Project Manager, Project Proponent, EMC	Daily till end of construction activity	<ul style="list-style-type: none"> Sanitation facilities: Rs. 12,50,000/-year Disinfection = Rs. 5,00,000/- year Health Check Ups = Rs. 7,00,000/- year
Habitat threat to local avian fauna	<ul style="list-style-type: none"> Tree plantation along plot boundary, RG area and Road Median, greenbelt and location allotted by Municipal Corporation and will include maximum native trees Construction activities will be carried out during day time only 	Project Manager & Horticultural Department/agency	Tree Plantation: till end of construction activity	Costs for planting of: Sapling = Rs. 250/ tree
Change in natural topography & drainage pattern.	<ul style="list-style-type: none"> The land is flat and sloping towards south direction. Provision of silting chamber This will be a temporary impact and will be managed through a storm water system 	Contractor, Project Manager, Project Proponent,	Construction Period	<ul style="list-style-type: none"> Storm water drain: Rs. 3000/- Per RMT
Health & safety hazards	<ul style="list-style-type: none"> All safety equipment will be deployed on site to ensure labour safety. Health check-up and First Aid Sanitation facilities to workers. Potable water supply Use of PPE, Provision of First Air Room Safety Training to construction works & Staff The National Building Code 2016 shall be followed to provide labour health and safety conditions for the project. 	Contractor/Safety Department, EMC	Daily till end of construction activity	<ul style="list-style-type: none"> Site sanitation and Potable water supply: Rs. 22,50,000/- year. Cost of PPE = Rs. 10,00,000/- year. Health Check-up and First Aid = Rs. 7,00,000/year Safety Nets = Rs. 20 lacs/-year. Safety training to workers twice in year = Rs. 6,00,000/- year
Local area traffic congestion	<ul style="list-style-type: none"> Provision of Parking space for Construction material carrying vehicles Sign Boards, Persons at entry exit and Parking area Watchman at Entry / Exit gate to manage the traffic 	Project Proponents & Security Guards (Watchmen's)	Daily	<ul style="list-style-type: none"> Approx. 10,000 rupees/ person/ month Rs. 14,40,000/- per year

EMP – OPERATION PHASE

Operational Activities	Potential Impacts	Mitigation Measures	EMP Implementing Responsibility	Estimated Costs
Impact due to Water Consumption & Wastewater Generation	Fresh water consumption	<ul style="list-style-type: none"> The use only low flow and low flush – water saving plumbing fixtures, automatic level controllers at water tanks to reduce/optimize the demand side of water resource, Treated waste water from STP will be used for green belt, flushing, HVAC make up and Sprinkling at Stud farm area. This will reduce the demand for fresh water. 	<ul style="list-style-type: none"> Project Proponent Society/Society Chair Person & Appointed AMC 	<ul style="list-style-type: none"> Approx. cost for low flow fixtures: Rs. 1500/unit Price for sprinklers is approx Rs.1000 per unit
	Sewage generation & disposal of treated water	<ul style="list-style-type: none"> 7 Sewage Treatment plants of total 1520 m³/day capacity will be provided. Environmental monitoring will be done monthly to avoid or to check the contamination of sewage in ground water or surface water Excess treated water will be used for Sprinkling at Stud farm area 	<ul style="list-style-type: none"> Project Proponent Society/Society Chair Person & Appointed AMC 	<ul style="list-style-type: none"> Sewage treatment plant Capital cost: - Rs. 304 Lakh O & M cost: Rs. 61 Lakh/year
Impact due to Energy Consumption	Energy Consumption for building utilities and functions	<ul style="list-style-type: none"> Solar PV units (1134 kWp) & 20% of hot water requirement through solar. Energy efficient lights, lifts, appliances, pumps and motors. 	<ul style="list-style-type: none"> Project Proponent Society Chair Person & Appointed AMC 	Costs for Solar Hot Water & Solar PV Panels <ul style="list-style-type: none"> Capital Cost Rs. 821 lakhs O & M Cost: Rs. 41 lakhs/year
DG set, Traffic	Noise Pollution Vehicular Traffic Congestion	<ul style="list-style-type: none"> Silent DG Set Plantation along plot boundary, Creepers on Plot boundary. Plantation at Park area Traffic management measures to reduce noise. RG area and Landscape development, 	<ul style="list-style-type: none"> Project Proponent Society/Society Chair Person 	Capital Cost for Landscape and Plantation: Rs. <ul style="list-style-type: none"> 424 lakhs O & M Cost: 42.4 Lakhs per year

EMP – OPERATION PHASE

Operational Activities	Potential Impacts	Mitigation Measures	EMP Implementing Responsibility	Estimated Costs
Impact due to rainwater discharges	Water Pollution	<ul style="list-style-type: none"> Rain water harvesting (50 recharge pits (45 for Surface runoff and 5 for rooftop runoff), 5 RWH Tanks of 341 m³ capacity Storm water management plan will be incorporated Annual Cleaning of RWH filters 	<ul style="list-style-type: none"> Project Proponent Society Chair Person & Appointed AMC 	<ul style="list-style-type: none"> RWH: Capital Cost: Rs. 129 Lakh O & M Cost: Rs. 6.0 Lakh/year
	Flooding conditions	<ul style="list-style-type: none"> Adequate Storm water drains to collect, carry, recharge/dischage storm- water runoff. Regular Cleaning of SWD 	<ul style="list-style-type: none"> Project Proponent & Society 	<ul style="list-style-type: none"> Storm water drain: Rs. 3000/- Per RMT
Impacts due to Solid Waste generation	Land pollution	<ul style="list-style-type: none"> The Solid waste management process includes primary source segregation at apartment level, building-wise collection, secondary collection in community bins and transport to the processing plant Separate dustbins for collection of wet & dry waste will be provided. Wet garbage (3430.26 kg/day) will be treated in OWC's Hazardous waste (used oil) will be disposed off through authorized recycler. E waste will be handed over to Authorized Agency Dry garbage as will be segregated and disposed off to recyclers 	<ul style="list-style-type: none"> Project Proponent Society/Society Chair Person & Appointed AMC 	<p>Mechanical Composting machine:</p> <ul style="list-style-type: none"> Capital Cost: Rs. 145 lakhs O & M Cost: Rs. 58 lakhs/year
DG set and vehicular emission	Air Pollution	<ul style="list-style-type: none"> Adequate stack height for DG Set Green Belt development along plot boundary, RG area, Open space, park reservation area, Creepers on Plot boundary, Provision of EV charging Points RG area and Landscape development, 	<ul style="list-style-type: none"> Project Proponent Society/Society Chair Person 	<p>Capital Cost for Landscape and Plantation: Rs.</p> <ul style="list-style-type: none"> 424 lakhs O & M Cost: 42.4 Lakhs per year

EMP BUDGET

EMP budget during Construction Phase			
Sr. No		O & M cost (Rs in lakhs/year)	OCT24 - March 25
1	Water spray for dust suppression, wet green cloth, wet jute sheet	15.00	0.30
2	Site sanitation	12.50	0.30
3	Potable water supply for labour	10.00	0.15
4	Disinfection	5.00	0.15
5	Health checkup & first aid	7.00	0.15
6	Safety personal protective equipment (Helmets, Shoes, Safety belt, goggles, hand gloves)	10.00	0.35
7	Safety nets	20.00	0.13
8	Solid waste management	6.00	0.07
9	Safety - training to Workers	12.00	0.05
10	Environmental monitoring	4.00	0.35
Total cost		101.50	2.00

EMP budget during Operation Phase			
Sr. N	Component	Capital cost	O & M cost
		(Rs. In lakhs)	(Rs. In lakhs/year)
1	STP	304	61
2	Water Treatment	37	10
3	Solar system	821	41
4	Rain water Harvesting	129	6
5	Solid waste composting plant	145	58
6	Landscape & Green belt development	424	42.4
7	Environmental Monitoring		4
8	DMP costing	4093	212
Total cost		5953	434.4

EMP measures



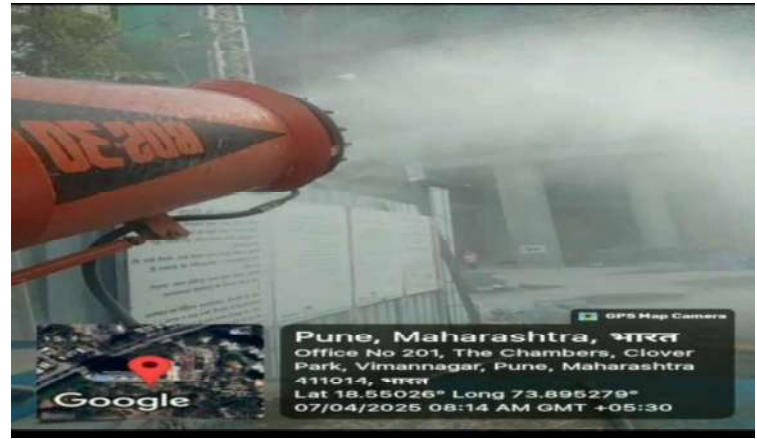
Bluegrass Business Park, Tower-2, Pune

Date – 07.04.25

The water sprinkling shall be done on debris / earth material etc. which are prone to generate airborne particulate matters at all construction sites without fail



It shall be ensured that water fogging shall be carried out during loading and unloading of materials at the construction sites (use of stationary/ mobile antismog guns). C & D Waste challans



All the project proponents in the corporation area shall ensure that at least 25 feet high tin/metal sheets shall be erected around the periphery of construction projects having height more than 50 mtrs and outside the corporation area at least 20 feet high tin / metal sheets



S.N	MAHARASHTRA POLLUTION CONTROL BOARD- GUIDELINE –REF 02.11.2023
4	In Mega Cities all construction layouts having area more than 1 (one) acre shall have tin / metal sheet erected of height 25 feet at least around periphery of the construction project sites and for construction sites, less than 1 {one) acre, the tin / metal sheet height shall be atleast 25 feet.



All the buildings under construction shall be compulsorily enclosed by wet green cloth wet jute sheet / tarpaulin iron all sides.





TEST REPORT					
Report No.	EPH/2024/1300		Issue Date	20/12/2024	
Name and Address of Customer	M/s. Shreevardh Patil & Co. Pvt. Ltd., Blue Stone Business Park Tower 3 C/o Whitefields one private Rd., Nr. Shree Nagar bus stop, Yerwade Pune.				
Sample Name	Drinking Water	Sample Description	Drinking Water		
Date of Sampling	12/12/2024	Sampling duration	-		
Sampling Location	PC Plant C&P Labour Camp	Sampling Procedure	GPWA 2003		
Sampling done by	CS2	Sample Quantity	2L		
Start Date of Analysis	14/12/2024	End Date of Analysis	15/12/2024		
Results					
Sr. No.	Parameters	Results	SI/MSD	Specifications (IS 15000:2012)	Method
1	pH	6.85	-	6.5 to 8.5	GPWA 4000 (A), 1 st Ed. 2017
2	Total Dissolved Solids TDS	47.3	mg/L	<500	GPWA 2040 (C), 1 st Ed. 2017
3	Total Hardness	27.5	mg/L	<450	IS 3025 Part 12
4	Total Alkalinity	6.21	mg/L	<200	IS 3025 Part 12
5	Calcium (as Ca ²⁺)	6.76	mg/L	<200	IS 3025 Part 12
6	Magnesium (as Mg)	0.21	mg/L	<40	GPWA 4000 (A), 1 st Ed. 2017
7	Fluoride (as F ⁻)	<0.03	mg/L	<1.0	GPWA 4000 (C), 1 st Ed. 2017
8	Residual FreeChlorine	<0.02	mg/L	<0.2	GPWA 4000 (C), 1 st Ed. 2017
9	Chloride (as Cl ⁻)	13.8	mg/L	<250	GPWA 4000 (C), 1 st Ed. 2017
10	Cadmium (as Cd)	0.00	mg/L	<0.05	IS 3025 Part 408
11	Magnesium (as Mg)	1.75	mg/L	<100	IS 3025 Part 408
12	Iron (as Fe)	<0.05	mg/L	<0.3	GPWA 301 (C), 1 st Ed. 2017
13	Total Coliforms	40000	MPN/100ml	<10	IS 1622 (1986)
14	E.coli	40000	MPN/100ml	<10	IS 1622 (1986)
Remarks:					
<p>➤ The above water sample is Comply with required limit as per IS:15000:2012.</p> <p>➤ The Total Coliforms & E.coli, <10 can be consider as Zero (Refer to IS:1622 (B & A) 1986), Table No. 1.</p>					
<div><div></div><div>Authorized Signatory Mr. Mahesh Shinde (Managing Director) Page 01 of 01</div></div>					
Name of Equipment					
Sr. No.	Model No.	Make	Collection Date		
1	PH	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
2	Hardness	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
3	Alkalinity	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
4	Calcium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
5	Magnesium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
6	Fluoride	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
7	Chloride	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
8	Residual FreeChlorine	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
9	Cadmium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
10	Magnesium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
11	Iron	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
12	Total Coliforms	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		
13	E.coli	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024		

**EUROFINE ENVIRO
LAB PVT. LTD.**

© All Rights Reserved. No part of this document may be reproduced without prior written permission from Eurofine Enviro Lab Pvt. Ltd.
@eurofineenviro@gmail.com ☎ 020-2777-1477

TEST REPORT

Report No.	EPH/2024/1300	Issue Date	20/12/2024		
Name and Address of Customer	M/s. Shreevardh Patil & Co. Pvt. Ltd., Blue Stone Business Park Tower 3 C/o Whitefields one private Rd., Nr. Shree Nagar bus stop, Yerwade Pune.				
Sample Name	Drinking Water	Sample Description	Drinking Water		
Date of Sampling	12/12/2024	Sampling duration	-		
Sampling Location	PC Plant C&P Labour Camp	Sampling Procedure	GPWA 2003		
Sampling done by	CS2	Sample Quantity	2L		
Start Date of Analysis	14/12/2024	End Date of Analysis	15/12/2024		

Sr. No.	Parameters	Results	SI/MSD	Specifications (IS 15000:2012)	Method
1	pH	7.02	-	6.5 to 8.5	GPWA 4000 (A), 1 st Ed. 2017
2	Total Dissolved Solids TDS	47.3	mg/L	<500	GPWA 2040 (C), 1 st Ed. 2017
3	Total Hardness	27.5	mg/L	<450	IS 3025 Part 12
4	Total Alkalinity	6.21	mg/L	<200	IS 3025 Part 12
5	Calcium (as Ca ²⁺)	6.76	mg/L	<200	IS 3025 Part 12
6	Magnesium (as Mg)	0.21	mg/L	<40	GPWA 4000 (A), 1 st Ed. 2017
7	Fluoride (as F ⁻)	<0.03	mg/L	<1.0	GPWA 4000 (C), 1 st Ed. 2017
8	Residual FreeChlorine	<0.02	mg/L	<0.2	GPWA 4000 (C), 1 st Ed. 2017
9	Chloride (as Cl ⁻)	13.8	mg/L	<250	GPWA 4000 (C), 1 st Ed. 2017
10	Cadmium (as Cd)	0.00	mg/L	<0.05	IS 3025 Part 408
11	Magnesium (as Mg)	1.75	mg/L	<100	IS 3025 Part 408
12	Iron (as Fe)	<0.05	mg/L	<0.3	GPWA 301 (C), 1 st Ed. 2017
13	Total Coliforms	40000	MPN/100ml	<10	IS 1622 (1986)
14	E.coli	40000	MPN/100ml	<10	IS 1622 (1986)

Remarks:

➤ The above water sample is Comply with required limit as per IS:15000:2012.

➤ The Total Coliforms & E.coli, <10 can be consider as Zero (Refer to IS:1622 (B & A) 1986), Table No. 1.

				
Authorized Signatory Mr. Mahesh Shinde (Managing Director) Page 01 of 01				
Name of Equipment				
Sr. No.	Model No.	Make	Collection Date	
1	PH	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
2	Hardness	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
3	Alkalinity	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
4	Calcium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
5	Magnesium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
6	Fluoride	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
7	Chloride	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
8	Residual FreeChlorine	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
9	Cadmium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
10	Magnesium	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
11	Iron	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
12	Total Coliforms	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	
13	E.coli	Thermo	Collection On: 12/12/2024, Use On: 12/12/2024	

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

Recognized Activities: Air, Soil & Water analysis, Thermal Analysis.

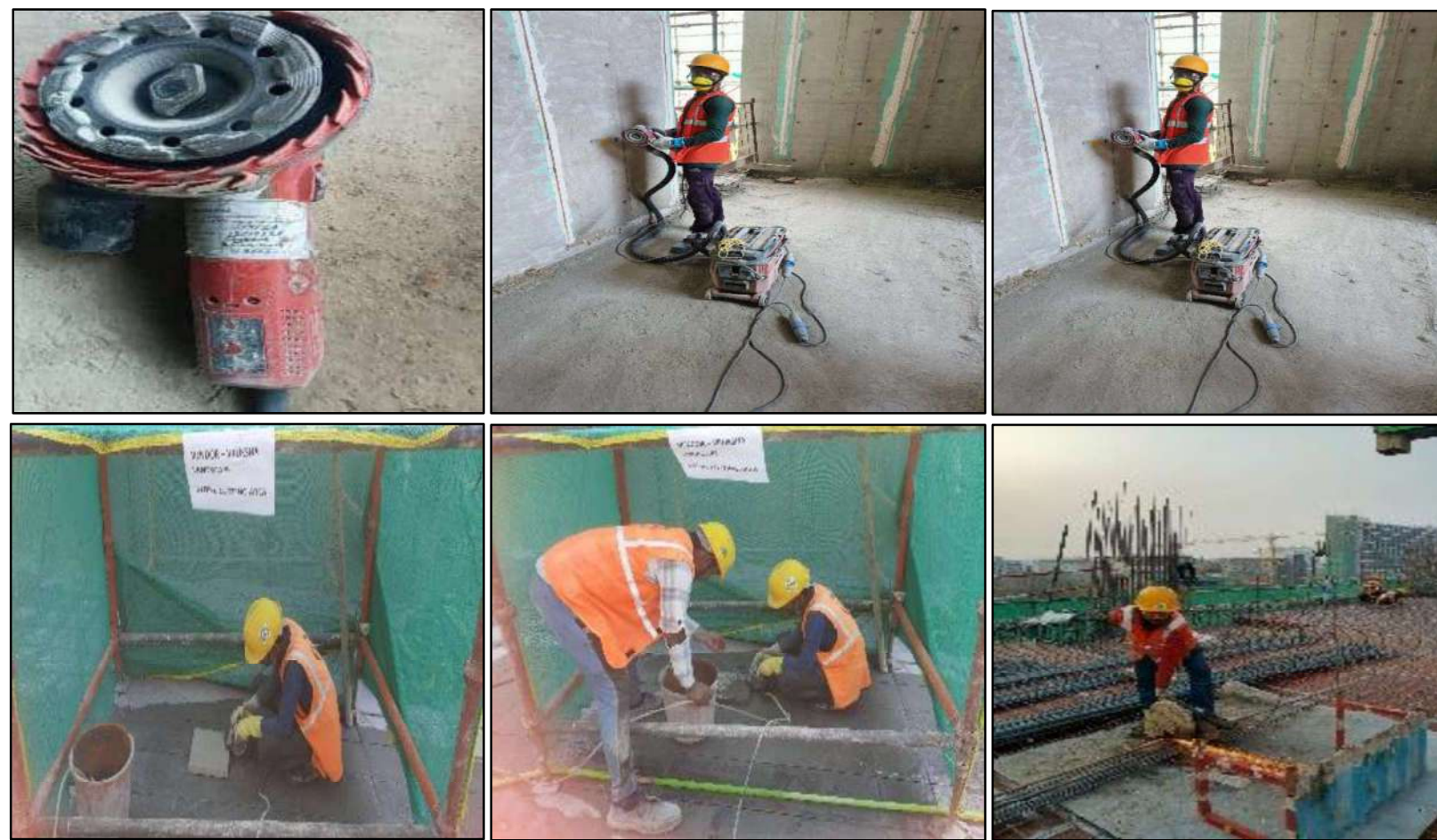
Client: Shree Patil, Nanded Dist. Nanded.

Coordinates: 18° 52' N, 75° 14' E

Lab Address: 10/10, 10/10, 10/10, 10/10

R.O. Drinking water facilities with test certificate

All the work sites shall ensure that the grinding, cutting, drilling, sawing and trimming work is carried out in enclosed area and water sprinkler / water fogging is continuously done while working to avoid escape of fugitive air





Toilets and Urinal facilities

All the construction sites shall ensure that Construction and Demolition (C & D) waste generated within the premises / site of work is transported to designated unloading site strictly as per C & D Waste Management Plan After unloading the debris. the vehicle shall be washed and cleaned thoroughly.



All the metro works above ground shall be covered with barricading of 20 feet height. The construction site shall be covered with tarpaulin i wet green cloth /wet jute sheet. The smog guns I water sprinklers shall be used during the construction work.




All vehicles carrying materials shall have valid PUC certificates and the same shall be produced as and when asked for by competent authorities.

Form 59
(New rules 2019)

Pollution Under Control Certificate


Authorized By
Government of Maharashtra

Date	14/10/2024	
Time	09:08:15 AM	
Validity upto	13/10/2025	



Certificate No.	MH01203070040305
Registration No.	MH14KA5372
Date of Registration	04/Oct/2022
< 5 Year of Manufacturing	May-2022
Valid Model Number	-----
Emission Norms	BHARAT STAGE VI
Fuel	DIESEL
IC Class	MH0120307
Tax	Rs.150.00
VIN observation	No

Vehicle Photo with Registration plate
60 mm x 30 mm






Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idle Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC)/HC	ppm		
	CO	percentage (%)		
High idling emissions	RPM	RPM	2300 ± 200	
	Lambda	-	1 ± 0.03	
	Light absorption coefficient	1/metre	0.7	0.27

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorized Signature with stamp of PUC Operator
 80mm x 20 mm

Under Control Certificate		Form 59		
Issued By: Commissioner of Motor Vehicles		File No. 115 (2)		
Date	14/10/2024			
Time	08:24:27 AM			
Valid upto	13/10/2025			
Vehicle No.	MH0120307DD40880			
Registration No.	MH14KAS178			
Date of Registration	04/Oct/2022			
Month & Year of Manufacture	Jan-2022			
Owner Mobile Number	99999794			
Emission Norms	BHARAT STAGE VI			
Fuel	DIESEL			
EC Code	MH0120307			
CO ₂ Emission	Na.150.00			
Inspection	Na			
Vehicle Photo with Registration plate 60 mm x 30 mm				
Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission Limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idle Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC)(HC)	ppm		
	CO	percentage (%)		
High idling emissions	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.07	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.21
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				
Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in				
Authorized Signature with stamp of PUC Operator 80mm x 20 mm				

Form 59

[New Rules 119 (2)]

Pollution Under Control Certificate

Authorized By :

Commissioner of Maharashtra

Date : 13/10/2024

Time : 16:45:26 PM

Validity upto : 12/10/2025

Certificate No. / No.

MH01203070040367

Registration No.

MH14KAS371

Date of Registration

04/Oct/2023

Month & Year of Manufacturing

May-2022

Model Number

new 79N

Emission Norms

BHARAT STAGE VI

Fuel

DIESEL

C Code

MH0120307

CO₂

Rs. 150.00

CH₄

No

NMHC

No

Total Hydrocarbon

No

Vehicle Photo with Registration plate

60 mm x 30 mm

Sr. No.

Pollutant (as applicable)

Units (as applicable)

Emission limits

Measured Value (upto 2 decimal places)

1

2

3

4

5

Idling Emissions

Carbon Monoxide (CO)

percentage (%)

Hydrocarbon, (THC+HC)

ppm

CO

percentage (%)

High Idling emissions

RPM

RPM

2500 ± 200

Lambda

-

1 ± 0.03

Smoke Density

Light absorption coefficient

1/metre

0.7

0.21

This PUC certificate is system generated through the national register of motor-vehicles and does not require any signature.

1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorized Signature with stamp of PUC Operator

60mm x 20 mm

Regular awareness campaigns shall be conducted.



**ANNEXURE - VIII, Air Monitoring Report**

TEST REPORT					
Report No:		EFEL/2025/03/503		Issue Date	31/03/2025
Name and Address of Customer		M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.			
Sample Name		Ambient Air	Sample Description	Ambient Air	
Date of Sampling		26/03/2025	Sampling duration	1440 Min	
Start Date of Analysis		27/03/2025	End Date of Analysis	31/03/2025	
Sampling Location		Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		34 ^o C	Wet bulb temperature	28 ^o C	
Relative Humidity		43 %	Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	16.3	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	23.7	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	51.9	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	27.1	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.63	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/504	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Ambient Air	Sample Description	Ambient Air
Date of Sampling	26/03/2025	Sampling duration	1440 Min
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Near Lobby Area	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34°C	Wet bulb temperature	28°C
Relative Humidity	43 %	Sampling done by	Eurofine Enviro Lab Pvt.Ltd.

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	14.6	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	20.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	47.3	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	23.9	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.52	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

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



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**ANNEXURE - IX, DG Monitoring Report**

TEST REPORT					
Report No:	EFEL/2025/03/509	Issue Date	31/03/2025		
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.				
Sample Name	Source Emission	Sample Description	Source Emission		
Date of Sampling	26/03/2025	Sampling duration	30 Min		
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025		
Sampling Location	DG Set 1000 KVA	Sample Description	Stack Material : MS		
Sampling duration	30 Min		Stack Height : 5.0 mtr		
Sampling done by	EFEL		Stack Type : Round		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	558	K		--
2	Differential Pressure	5.2	mm WG		
3	Velocity	10.22	M/s		
4	Dimensions of Stack	0.3	Mtr.		
5	Stack Area	0.07065	M ²		
6	Gas Volume	1389.44	Nm ³ /Hr		
7	Particulate Matter	70.5	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide(SO ₂)	62.8	mg/Nm ³	N.S.	
9	Sulphur Dioxide(SO ₂)	2.09	Kg/day	--	
10	Nitrogen Oxide (NO ₂)	32.4	mg/Nm ³	N.S.	
Remark- <ul style="list-style-type: none">➤ All above results are well within MPCB Limit.➤ BDL:- Below Detection Limit➤ N.S.: Not Specified					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/510	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Source Emission	Sample Description	Source Emission
Date of Sampling	26/03/2025	Sampling duration	30 Min
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Fire Pump Station	Sample Description	Stack Material : MS Stack Height : 3.0 mtr Stack Type : Round
Sampling duration	30 Min		
Sampling done by	EFEL		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring

Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	352	K		--
2	Differential Pressure	3.4	mm WG		
3	Velocity	6.56	M/s		
4	Dimensions of Stack	0.1	Mtr.		
5	Stack Area	0.00785	M ²		
6	Gas Volume	157.17	Nm ³ /Hr		
7	Particulate Matter	36.1	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide(SO ₂)	24.3	mg/Nm ³	N.S.	
9	Sulphur Dioxide(SO ₂)	0.091	Kg/day	--	
10	Nitrogen Oxide (NO ₂)	16.3	mg/Nm ³	N.S.	

Remark-

- All above results are well within MPCB Limit.
- BDL:- Below Detection Limit
- N.S.: Not Specified



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

**ANNEXURE - X, Noise Monitoring Report**

TEST REPORT					
Report No:	EFEL/2025/03/505	Issue Date	31/03/2025		
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.				
Sample Name	Noise	Sample Description	Ambient Noise		
Date of Sampling	26/03/2025	Sampling duration	Spot Time		
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.				
Results					
Sr. No.	Locations	12.30 Hrs Result dB(A) Day	22.00 Hrs Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	54.5	43.7	55/45	CPCB Guideline
2.	Near Lobby Area	52.8	42.1	55/45	CPCB Guideline
Remark- <ul style="list-style-type: none">➤ All above Noise level results are within Central Pollution Control Board Standards limit.➤ Day/Night -55/45 dB.					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date : 16/12/2024
 Time : 16:20:17 PM
 Validity upto : 15/06/2025



Certificate SL. No. : MH01201360014811
 Registration No. : MH15BW7763
 Date of Registration : 27/Mar/2010
 Month & Year of Manufacturing : March-2010
 Valid Mobile Number : *****8989
 Emission Norms : BHARAT STAGE III
 Fuel : DIESEL
 PUC Code : MH0120136
 GSTIN :
 Fees : Rs.150.00
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.37

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov>.

Authorised Signature with stamp of PUC Operator
 60mm x 20 mm

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date : 16/12/2024
Time : 16:18:54 PM
Validity upto : 15/06/2025



Certificate SL. No. : MH01201360014810
 Registration No. : MH12EB0783
 Date of Registration : 28/Jan/2010
 Month & Year of Manufacturing : January-2010
 Valid Mobile Number : *****8989
 Emission Norms : BHARAT STAGE III
 Fuel : DIESEL
 PUC Code : MH0120136
 GSTIN :
 Fees : Rs.150.00
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.63

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
 60mm x 20 mm

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 16/12/2024
Time : 16:21:38 PM
Validity upto : 15/06/2025



Certificate SL. No. : MH01201360014812
Registration No. : MH14AZ8419
Date of Registration : 23/Jan/2008
Month & Year of Manufacturing : January-2008
Valid Mobile Number : *****8989
Emission Norms : BHARAT STAGE III
Fuel : DIESEL
PUC Code : MH0120136
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.59

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Pollution Under Control Certificate

Authorised By :

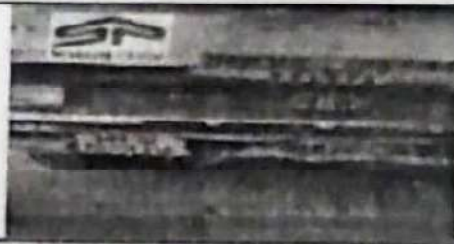
Government of Maharashtra

Date : 16/12/2024
 Time : 15:20:02 PM
 Validity upto : 15/06/2025



Certificate SL No. : MH01201360014788
 Registration No. : MH14A55819
 Date of Registration : 24/Jan/2007
 Month & Year of Manufacturing : January-2007
 Valid Mobile Number : *****0215
 Emission Norms : BHARAT STAGE III
 Fuel : DIESEL
 PUC Code : MH0120136
 GSTIN :
 Fees : Rs.150.00
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.51

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
 60mm x 20 mm

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date : 16/12/2024

Time : 15:03:53 PM

Validity upto : 15/06/2025



Certificate SL. No.	:	MH01201360014781
Registration No.	:	MH12RK2203
Date of Registration	:	12/Mar/2013
Month & Year of Manufacturing	:	August-2012
Valid Mobile Number	:	*****0215
Emission Norms	:	BHARAT STAGE III
Fuel	:	DIESEL
PUC Code	:	MH0120136
GSTIN	:	
Fees	:	Rs.150.00
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.49

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator

60mm x 20 mm

BGR SPCPL LABOUR COLONY



Housekeeping

BGR SPCPL LABOUR COLONY



Bathing area cleaning



Labour colony premises area cleaning



BGR SPCPL LABOUR COLONY



Waste collection bin



Waste disposal to agency



BGR SPCPL LABOUR COLONY



Weekly Health check-up camp at labour colony

BGR SPCPL LABOUR COLONY



water tank cleaning on weekly basis



BGR SPCPL LABOUR COLONY



Fogging practice done on daily basis

GOOD PRACTISES MAINTAIN AT CAMP AREA



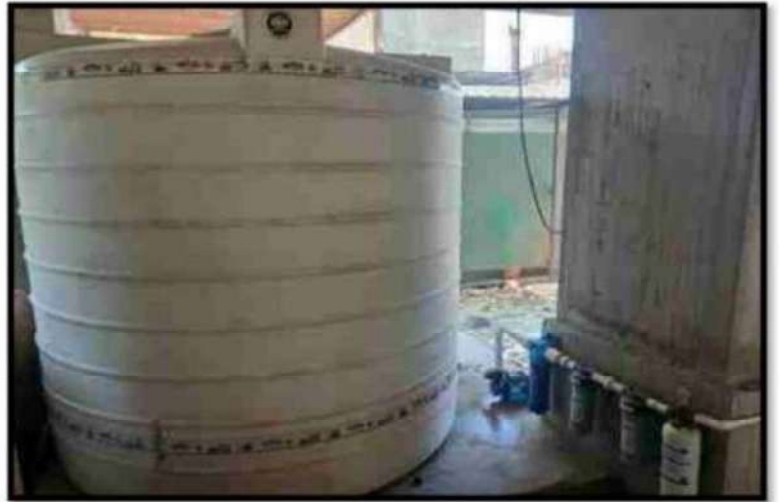
WASTE MANAGEMENT AT THE LABOUR CAMP AREA



BEACON ASSOCIATES



DRINKING WATER & TOILET FACILITY PROVIDED AT CONSTRUCTION SITE



FIRST AID FACILITY PROVIDED AT CONSTRUCTION SITE



Environment Policy

Residential and Commercial Project

**FP No.3/3 , 70/11, Yeravada TPS-I, , Yeravada, Pune,
Maharashtra'**

By

Dr. Farrokh Wadia

(Partner, Sagitarius Ecospaces LLP)

1. Introduction :

At Sagittarius Ecospaces LLP, we recognize that the real estate development industry has a significant impact on the environment. As a responsible real estate developer, we are committed to incorporating sustainability into our development practices. This environmental policy outlines our approach to minimizing environmental impact, promoting resource efficiency, and ensuring compliance with environmental regulations.

2. Scope :

This policy applies to the Residential and Commercial development on plot bearing Final Plot No. 3/3 at Yeravada TPS-I, Yeravada, Pune, Maharashtra. The Policy covers the following development activities including design, construction, execution, operation, and maintenance of the subject property.

3. Commitments:

a. Sustainable Development Practices:

- i. Integrate sustainable principles into the planning, design, and execution of the project.
- ii. Prioritize the use of eco-friendly materials, energy-efficient technologies, and renewable energy sources in our developments.
- iii. Foster the creation of green buildings, aiming for Indian Green Building Council (IGBC) certifications.
- iv. Implement dust and noise control measures during execution phase.

b. Energy Efficiency and Carbon Footprint Reduction:

- i. Implement energy-efficient systems (e.g., LED lighting, smart HVAC systems) to minimize energy consumption in the project.
- ii. Strive to reduce our carbon footprint by incorporating renewable energy sources like solar power where feasible.

c. Water Conservation:

- i. Use water-efficient fixtures and systems to minimize water consumption across the project.
- ii. Implement rainwater harvesting in the project

- iii. Implement greywater recycling system in the project.
- iv. Landscape using drought-resistant native plants and sustainable irrigation systems.
- d. **Waste Management:**
 - i. Promote waste reduction strategies during construction and operations by using materials that are recyclable or have a lower environmental impact.
 - ii. Implement a waste management plan that includes recycling and composting initiatives in the project.
 - iii. Partner with local waste management services to ensure proper disposal of hazardous materials.
- e. **Biodiversity Protection:**
 - i. Conduct environmental impact assessments (EIAs) to understand and mitigate any negative impacts on local ecosystems.
 - ii. Preserve natural habitats, trees, and green spaces where possible.
- f. **Sustainable Transportation:**
 - i. Provide electric vehicle (EV) charging points in the project to support low-carbon transportation options.
 - ii. Design infrastructure that facilitates pedestrian access and reduces reliance on personal vehicles within the project.

4. Implementation and Monitoring

- a. Environmental Impact Assessment (EIA) Study : Conduct a thorough EIA study to identify potential environmental impacts and mitigation measures.
- b. Environmental Management Plan (EMP): Develop and implement a comprehensive EMP for the project.
- c. Regular Monitoring and implementation of the Construction Environmental Management Plan (CEMP) throughout the period of construction to completion stage of the project.
- d. Optimize the use of resources such as energy, fuel, water and construction materials.
- e. To reduce and reuse waste on site thereby limiting waste to landfill.

- f. To ensure continual improvement in Environmental Performance.

5. Accountability

- i. **Environment Management Cell** : The implementation of this policy will be overseen by the Environmental Management Cell for ensuring that this policy is effectively integrated into all stages of development. The Cell comprises of the followings:
 - 1. Project In charge
 - 2. Site Engineer
 - 3. Engineer from PMC
 - 4. Environment Consultant (external expert)
- ii. **Standard procedure to Report Non-Compliance**
 - a. **Report the incident**: Any non-compliances or potential non-compliances observed by any person on site or stake holders shall be reported to the Site Engineer.
 - b. **Understand Severity**: Site Engineer to discuss the issue with internal team assess the severity and report the issue to the Project in charge and Organization Head
 - c. **Mitigation measures**: Project in charges to discuss the issue internally and with external expert and arrive at the mitigation measures to be implemented in timely manner.
 - d. **Implementation of measures**: Project in-charges to ensure implementation of mitigation measures in timely manner.
 - e. **Closure of issue**: External expert to examine the measures and confirm the compliance / mitigation with respect to the environment norms.

6. Regulatory Compliance

- i. Adhere to all applicable local, state, and national Environmental laws, regulations, and standards.
- ii. Adhere to conditions of the Environment Clearance issued by IA Division, Ministry of Environment, Forest and Climate Change, GoI, under No. EC24B3812MH5711258A dated 19.07.2024
- iii. Submit Regular Six-Monthly Compliances MPCB and MoEF.
- iv. Submit Regular Yearly Compliance to MPCB and MoEF.

- v. Regularly measure and monitor air, noise and water quality to ensure compliance with standards.
- vi. To ensure PUC validity of vehicles entering the premises during execution phase.
- vii. Regular maintenance and arboricultural reports of existing and newly planted trees.

7. Conclusion:

Sagittarius Ecospaces LLP is dedicated to reducing the environmental impact of our real estate developments and contributing to a sustainable future. Through responsible practices, we aim to balance development with environmental stewardship for the benefit of current and future generations.

8. Policy Review:

This policy will be reviewed annually and updated as necessary to reflect changes in regulations, technology, and best practices.

Approved by:

For SAGITARIUS ECOSPACES LLP

For SAGITARIUS ECOSPACES LLP

Farrokh Wadia

AUTHORISED SIGNATORY



Dr Farrokh Wadia

Authorized Signatory

**ANNEXURE - XV, List of all Monitoring Report**

TEST REPORT					
Report No:		EFEL/2025/03/503		Issue Date	31/03/2025
Name and Address of Customer		M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.			
Sample Name		Ambient Air	Sample Description		Ambient Air
Date of Sampling		26/03/2025	Sampling duration		1440 Min
Start Date of Analysis		27/03/2025	End Date of Analysis		31/03/2025
Sampling Location		Near Main Gate	Sampling Procedure		CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature		34 ⁰ C	Wet bulb temperature		28 ⁰ C
Relative Humidity		43 %	Sampling done by		Eurofine Enviro Lab Pvt.Ltd.
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	16.3	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	23.7	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	51.9	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	27.1	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.63	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/504	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Ambient Air	Sample Description	Ambient Air
Date of Sampling	26/03/2025	Sampling duration	1440 Min
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Near Lobby Area	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	34°C	Wet bulb temperature	28°C
Relative Humidity	43 %	Sampling done by	Eurofine Enviro Lab Pvt.Ltd.

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	14.6	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	20.1	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	47.3	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	23.9	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.52	mg/m ³	≤ 04	
6	Ozone(O ₃)	<20.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

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



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01



TEST REPORT

Report No:	EFEL/2025/03/505	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	26/03/2025	Sampling duration	Spot Time
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.		

Results

Sr. No.	Locations	12.30 Hrs Result dB(A) Day	22.00 Hrs Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	54.5	43.7	55/45	CPCB Guideline
2.	Near Lobby Area	52.8	42.1	55/45	CPCB Guideline

Remark-

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



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/506	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	26/03/2025	Sampling duration	--
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Jar water	Sampling Procedure	APHA 1060
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	Sample Quantity	2 Ltr

Results

Sr. No.	Parameter4	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.35	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023
2	Total Dissolved Solids TDS	66.2	mg/L	<500	IS 3025 (Part 16): 2023
3	Total Hardness (as CaCO ₃)	29.2	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	11.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	7.31	mg/L	<200	APHA 4500 SO42-,E,24th Ed.2023
6	Nitrate(as NO ₃)	0.36	mg/L	<45	APHA 4500 NO3 – B ,24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500-F- D, 24th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	IS 3025 (Part-26) Reaff 2019
9	Chloride (as Cl)	20.8	mg/L	<250	IS 3025 (Part 32)
10	Calcium (as Ca)	5.3	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	2.2	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24th Ed. 2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

**TEST REPORT**

Report No:	EFEL/2025/03/507	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Water	Sample Description	Domestic Water
Date of Sampling	26/03/2025	Sampling duration	--
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	--	Sampling Procedure	APHA 1060
Sampling done by	EFEL	Sample Quantity	2 Ltr

Results

Sr. No.	Parameter4	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.55	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023
2	Total Dissolved Solids TDS	161.0	mg/L	<500	IS 3025 (Part 16): 2023
3	Total Hardness (as CaCO ₃)	62.2	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	25.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	13.1	mg/L	<200	APHA 4500 SO42-,E,24th Ed.2023
6	Nitrate(as NO ₃)	0.75	mg/L	<45	APHA 4500 NO3 – B ,24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500-F- D, 24th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	IS 3025 (Part-26) Reaff 2019
9	Chloride (as Cl)	48.6	mg/L	<250	IS 3025 (Part 32)
10	Calcium (as Ca)	16.3	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	6.8	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24th Ed. 2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].




Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/508	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	26/03/2025	Sampling Time	15:25 PM
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Garden	Sampling Procedure	--
Sampling done by	Eurofine Enviro Lab Pvt.Ltd.	Sample Quantity	01 kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand, Silt, Clay		Manual Of Soil Testing
2	pH at 25°C	7.51	--	IS 2720(Part 26) 1987
3	EC at 25°C	1341	µS/cm	IS 14767 : 2000
4	Moisture Content	13.6	%	Manual Of Soil Testing
5	Organic Matter	2.9	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	31.4	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	20.1	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	10.2	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	269.3	mg/Kg	Manual Of Soil Testing
10	Water Holding	41.6	%	Manual Of Soil Testing
11	Calcium as (Ca)	31.7	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	17.3	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.21	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	29.4	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.15	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	6.88	mg/Kg	Manual Of Soil Testing



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/509	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Source Emission	Sample Description	Source Emission
Date of Sampling	26/03/2025	Sampling duration	30 Min
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	DG Set 1000 KVA	Sample Description	Stack Material : MS Stack Height : 5.0 mtr Stack Type : Round
Sampling duration	30 Min		
Sampling done by	EFEL		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring

Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	558	K		--
2	Differential Pressure	5.2	mm WG		
3	Velocity	10.22	M/s		
4	Dimensions of Stack	0.3	Mtr.		
5	Stack Area	0.07065	M ²		
6	Gas Volume	1389.44	Nm ³ /Hr		
7	Particulate Matter	70.5	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide(SO ₂)	62.8	mg/Nm ³	N.S.	
9	Sulphur Dioxide(SO ₂)	2.09	Kg/day	--	
10	Nitrogen Oxide (NO ₂)	32.4	mg/Nm ³	N.S.	

Remark-

- All above results are well within MPCB Limit.
- BDL.: - Below Detection Limit
- N.S.: Not Specified



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

**TEST REPORT**

Report No:	EFEL/2025/03/510	Issue Date	31/03/2025
Name and Address of Customer	M/s. Bluegrass Residences West Ave, Road, Pune, Maharashtra, 411006.		
Sample Name	Source Emission	Sample Description	Source Emission
Date of Sampling	26/03/2025	Sampling duration	30 Min
Start Date of Analysis	27/03/2025	End Date of Analysis	31/03/2025
Sampling Location	Fire Pump Station	Sample Description	Stack Material : MS Stack Height : 3.0 mtr Stack Type : Round
Sampling duration	30 Min		
Sampling done by	EFEL		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring

Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	352	K		--
2	Differential Pressure	3.4	mm WG		
3	Velocity	6.56	M/s		
4	Dimensions of Stack	0.1	Mtr.		
5	Stack Area	0.00785	M ²		
6	Gas Volume	157.17	Nm ³ /Hr		
7	Particulate Matter	36.1	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide(SO ₂)	24.3	mg/Nm ³	N.S.	
9	Sulphur Dioxide(SO ₂)	0.091	Kg/day	--	
10	Nitrogen Oxide (NO ₂)	16.3	mg/Nm ³	N.S.	

Remark-

- All above results are well within MPCB Limit.
- BDL:- Below Detection Limit
- N.S.: Not Specified



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)